

Seattle University

FINAL Major Institution Master Plan

June 2011



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prepared by

MITHŪN

ARCHITECTS + DESIGNERS + PLANNERS



To Friends and Neighbors of Seattle University:

Enclosed is Seattle University's Major Institution Master Plan, the document that guides the university's long-term growth.

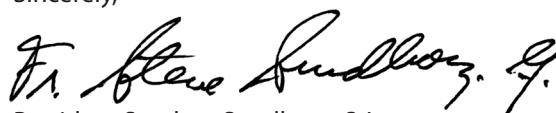
Seattle University has a long and rich history with the City of Seattle, dating back to 1891 when Jesuit Frs. Victor Garrand and Adrian Sweere took over a struggling parish school on First Hill. Thanks to generations of successful work by faculty, staff, alumni and friends, that little school has been transformed into a nationally-recognized institution with 7,750 students in eight colleges and schools. We are realizing our goal of becoming the premier independent university of the Northwest.

Today, Seattle University has a significant community presence. We employ 1,389 faculty and staff, and as an employer and investor in community we account for more than \$580 million in economic activity. But a more significant measure is how we live our Jesuit mission of educating leaders for a just and humane world. We do that in part through strong partnerships with community and neighborhood groups. About three fourths of all Seattle University students serve community through volunteer activities on campus and at locations as close as few blocks away and as far away as Thailand and Kenya.

As Seattle University continues to grow, we are committed to a Master Plan process that demonstrates our values and supports shared community commitments to sustainability, public safety, more convenient transit and an improved pedestrian experience. We look forward to a strong partnership with our neighbors in achieving these goals.

Thank you for reviewing our plan. We welcome your suggestions and comments. For information about our facilities and master planning, please contact Robert Schwartz, Associate Vice President of Facilities, at (206) 296-5831 or email kernsm@seattleu.edu.

Sincerely,



President Stephen Sundborg, S.J.
Seattle University

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Fountain in the Quad

EXECUTIVE SUMMARY

This Major Institution Master Plan covers a 20-year period of growth for Seattle University. The diagrams on the opposite page describe the planned changes to university enrollment, and proposed increases to total building area, open space, and the area within the Major Institution Overlay (MIO) boundary.

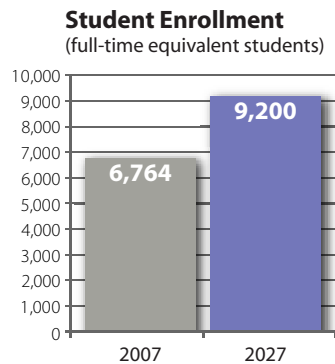
Over the life of this plan, student enrollment is expected to increase by 36%. The undergraduate residential population is also expected to increase, from 39% of the total undergraduate enrollment to 60%. To support the planned growth and to address significant current deficiencies in space, new facilities need to be added, more than doubling the building area on campus. New academic, residential, and integrated learning space, along with structured parking and retail / street-activating uses make up the planned increase. Careful planning to replace existing surface parking and underutilized structures will preserve the existing campus framework including important open spaces, pedestrian connections, and the existing street grid. In addition, over the course of the plan the total amount of open space will actually increase by approximately 4%. With very efficient use of land, Seattle University will be able to achieve its needed growth while proposing only a 4% increase to the MIO boundary.

The density planned for the campus core is considered the maximum feasible density. Academic and student life uses benefit from being ground-related. This encourages interaction with the broader campus, strengthening a sense of community overall, and eases movement between classes (large numbers of students cannot be easily transferred between floors using elevators). Some uses, such as housing, administration, and research can function better than academic uses on upper floors. In addition, architectural elements such as clock towers also need greater height. For this reason, projected academic space needs are assumed to generally occur on the first four floors. Functions above four floors will more typically be residential, administrative, and research uses. The resulting development density proposed in this plan reflects these functional requirements.

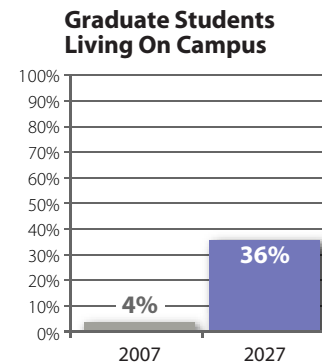
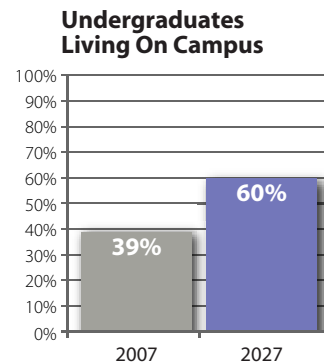
This MIMP document describes characteristics of the plan in greater detail along with other information as required by the Major Institution Overlay code (SMC 23.69). For more information on the quick facts, please refer to the following sections:

- Student Enrollment > “Background” on page 18
- Building Program > “Existing Facilities” and “Proposed Near-Term and Long-Term Plans” on pages 40-49
- Open Space > “Open Space and Landscape Program” on pages 70-73
- Major Institution Overlay Boundary > “Boundaries and Property Ownership” on pages 38-39

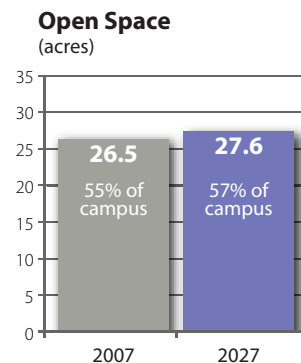
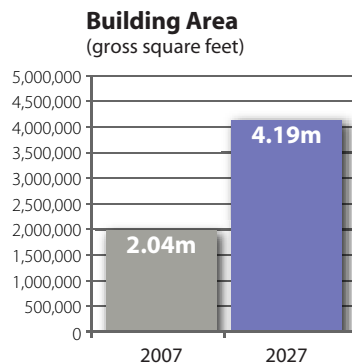
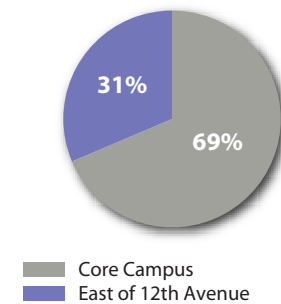
Projected Changes to the Seattle University Campus (2007 to 2027)



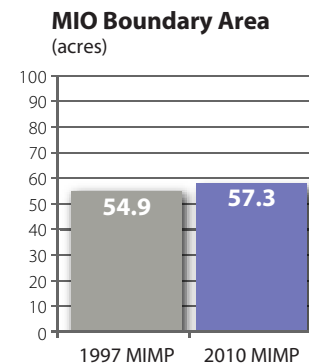
As measured by FTE (full-time equivalents).
This Major Institution Master Plan allows a
36% increase in FTE students.



Parcel Area Within MIO Boundary at Plan Build-Out

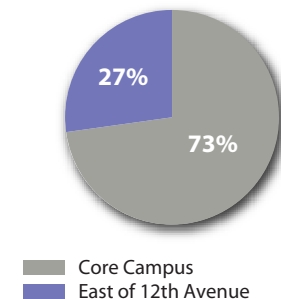


Open space on campus is planned to increase
1.1 acres (3.6%). Open space include lawns,
landscaped areas, pedestrian hardscapes,
and outdoor athletic fields and courts.



The 2010 MIMP proposes an approximately 2.4
acre (4.4%) increase to the MIO Boundary area.
This area excludes public rights-of-way.

Total Building Area at Plan Build-Out



Master Plan Goals & Intent

The goals of this Major Institution Master Plan are founded upon the University's mission and goals and represent aspirations for the preservation, enhancement and improved development of the campus. They build upon the 2007 Facilities Master Plan, which was developed through a highly public and transparent process engaging students, faculty, staff, administration, and the community in open dialogue about how to guide the university's growth in a way that supports the mission. The goals provide the foundation for and help direct the structure of near-term and long-range development. The intent of this plan is to outline specific projects that meet near term requirements and define a long term framework for the university to accommodate growth up to 9,200 full-time equivalent students in the context of continually evolving needs.

- Strengthen the vitality of the academic community as a setting for student life. The campus should integrate learning and student development. The physical design of the campus can contribute to vitality by providing students with a sense that they belong to a cohesive community. Both spaces for formal and informal interaction or learning should be provided. Additional student housing should be provided to increase the residential population in order to strengthen the university experience and minimize impacts to surrounding neighborhoods.
- Enhance the University's mission, identity, and visibility within the community. In support of the Jesuit tradition, the university has established volunteer programs and internships with the community. The physical campus needs to be enhanced to reflect these collaborations and to increase the presence and visibility of the university within the community and the City of Seattle. The university sees the Chapel of St. Ignatius, a frequent destination for the public, as the soul of the campus.
- Assure the capacity to meet foreseeable and long-term space needs. The university has identified a current and future need for academic space, student housing, support space and parking. The Master Plan provides options to meet these needs, including a campus boundary expansion to accommodate future campus growth and development and to provide flexibility for the university with regard to future siting decisions.
- Promote a positive working relationship with the community. The university recognizes the importance of working with neighborhood groups and the community-at-large to communicate the needs of the institution, understand the needs of the community, and to provide opportunities for meaningful interaction regarding campus development. The Master Plan should support the adopted neighborhood plans for the university's surrounding context.



Lee Center for the Arts



Administration Building



Entrance at 12th and E Marion

- Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation.
The Master Plan should facilitate SU's goal to be a leader in sustainability, both among Jesuit and non-Jesuit universities.
Sustainability principles supporting this goal are:
 - Incorporate sustainable design approaches into the design of all physical campus elements
 - Conserve non-renewable natural resources
 - Make sustainable features visible and available as learning and teaching opportunities
 - Build structures for permanence and quality as well as flexibility
 - Design new and renovation projects to meet LEED standards
- Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood.
The university will seek to improve the edges of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community. The Master Plan includes strategies for improvements to all campus edges, with a specific emphasis on the importance of 12th Avenue.
- Create a gracious arrival experience and accommodation for members of the university community and visitors.
Campus entries should be clear and welcoming with good way-finding to reflect the institutions' openness to public interaction and access.
- Employ the campus landscape to bring a unified campus character to the University.
The most important tools to unify the campus will be a cohesive network of open spaces and pathways replacing the former grid of city streets upon which the main campus was developed.
- Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards.
Improved pedestrian connections, especially where pedestrians cross major arterials, will help make the entire community safer.



Introduction



Seattle University's Location in Seattle

CAMPUS CONTEXT

Seattle University was founded by Jesuits in 1891 on the educational principles and values laid out by St. Ignatius of Loyola in the 1500's. The university is one of 28 Jesuit universities in the United States and more than 100 in the world.

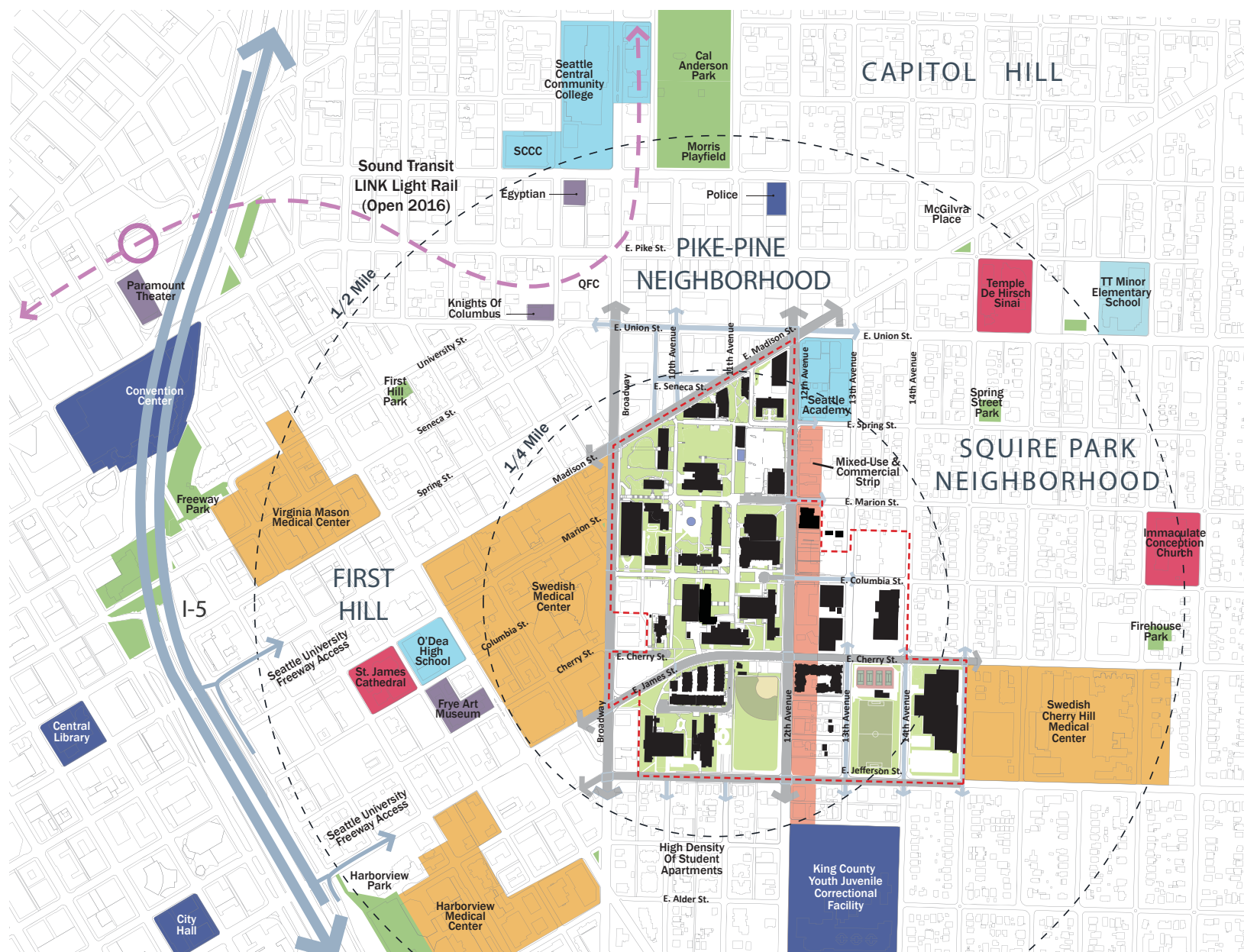
The Seattle University Campus is situated two miles east of Elliott Bay, on First Hill and the edge of Seattle's downtown central business district. Both the west and east edges of campus are major north-south arterials and corridors with mixed use developments, high density housing, commercial centers, hospitals, and schools surrounding the area.

Students may choose from a range of over 60 undergraduate and 30 graduate degree programs. Current programs at Seattle University include eight colleges and schools:

- College of Arts and Sciences
- Albers School of Business and Economics
- College of Education
- School of Law
- Matteo Ricci College (Arts in Humanities)
- College of Nursing
- College of Science and Engineering
- School of Theology and Ministry

The map on the following page shows the location of Seattle University within its urban neighborhood context.

Seattle University's Urban Context



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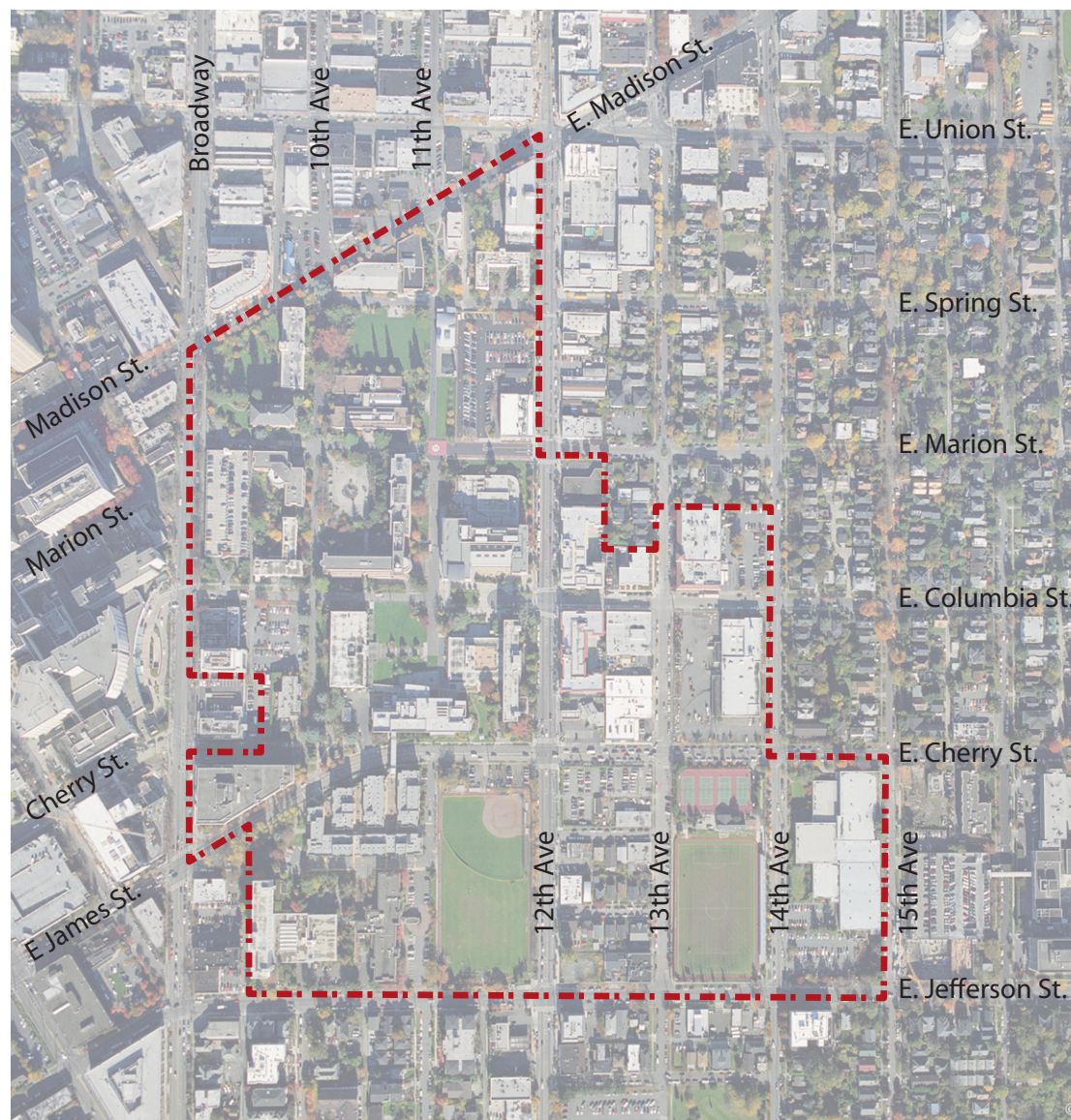
Location & Neighborhood

Seattle University is located just east of downtown Seattle, between First Hill and the Squire Park neighborhood. It is situated between East Madison and East Jefferson Streets in the north-south direction and Broadway to the west. The campus is bounded on the east by 12th, 14th, and 15th Avenues.

The surrounding neighborhood is a mixed medium- to high-density area with multifamily houses, large apartment buildings, civic institutions, hospitals and schools. Many single-family homes exist in the Squire Park neighborhood to the east and south of campus, though many of these have been converted into duplexes, townhouses, and flats.

Existing MIO Boundary

This aerial view shows the campus within the existing Major Institution Overlay boundary as established in the 1997 Major Institution Master Plan.



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Relationship to Other Major Institutions Within 2,500 Feet

Seattle University is situated between two major institutions and is within walking distance of several others.

Other Major Institutions within a 2,500 foot radius of the campus are the Swedish Medical Center and the Virginia Mason Medical Center to the west of campus, Harborview Medical Center to the south-west and Swedish Cherry Hill Medical Center to the east.

Across the street, on the west side of campus, sits the Swedish First Hill campus, and to the southeast the Swedish Cherry Hill campus. The university's College of Nursing Clinical Performance Lab resides within Swedish's Cherry Hill campus, helping to facilitate institutional collaborations, internships and stronger professional connections. In addition, many students from multiple disciplines intern or work at both Swedish campuses, Harborview Medical Center, located several blocks to the southwest, and Virginia Mason to the northwest of campus. To the north, Seattle Central Community College educates incoming transfer students.

The Seattle University campus is also an education center for people of all ages, with the grounds setting the scene for group tours on sustainable practices and the Lee Center enriching minds with the fine arts. The University campus hosts lectures, debates, and films open to the public. The pedestrian walkways are used as throughways for neighborhood residents to the city center and neighborhood attractions. The existing relationships and activities described above are expected to continue throughout the life of this Major Institution Master Plan.



Swedish Medical Center



Harborview Medical Center

Community Interaction

In recent years campus edges have been designed to be permeable and integrated into the urban fabric. The university will continue this trend, reflecting its strong commitment to have its physical presence match its Jesuit Catholic philosophy of educating all for a just and humane world. University students, faculty, and staff engage with members of the surrounding community in this urban academic, cultural, and business climate. Seattle residents and visitors come to the urban campus to see performances, attend lectures, tour the rich botanical gardens, and visit the Chapel of St. Ignatius. Students live both on campus as well as in many of the surrounding neighborhoods.

Over 70% of the student body participates in community service through volunteerism, internships, and professional encounters. Faculty and student service contributions account for over \$6 million per year being invested in the area's nonprofit, government, educational, medical, and business communities. At the Center for Service and Community Engagement, students are connected with local volunteer needs in shelters, schools, care-giving facilities, hospitals, and criminal justice institutions. In turn, leaders from these institutions often speak, teach, and mentor on campus. Through these and other services, connections continue to multiply between Seattle University's campus community, its surrounding neighborhood, and the community-at-large.



Lee Center Gallery



Chapel of St. Ignatius



Student Volunteers

June 2011

BACKGROUND

This Major Institution Master Plan (MIMP) for the Seattle University campus is prepared pursuant to the requirements of Chapter 23.69 of the City of Seattle Land Use Code. The plan replaces the university's previous MIMP completed in 1997, which was valid for 15 years, through 2012. Since the plan has been nearly fully implemented in less than 10 years, it must now be replaced with a new MIMP in order for the university to continue to meet its evolving needs.

The university has recently experienced student growth of approximately 200 students per year. In the fall of 2007, enrollment reached 7,529 students (6,764 FTE). Over the next twenty years, the university expects to grow at an average rate of approximately 100 students per year to about 9,600 students (9,200 FTE). To support this estimated 1-2% annual increase, the number of faculty and staff is expected to grow to 1,500 over the same time period.

Three major components are included in the MIMP as required by Chapter 23.69 of the City of Seattle Land Use Code.

- The Development Program describes the planned physical development the university has definite plans to construct or potential physical development for which the University's plans are less definite.
- The Development Standards identifies the applicable regulations for the physical development of university uses within the Major Institution Overlay (MIO) District, superseding the development standards of the underlying zone.
- The Transportation Management Plan identifies the traffic and parking needs as enrollment and physical development of the campus increase.

Aerial View of Campus Looking Southwest



June 2011

PLAN PURPOSE & PROCESS

The purpose of the Seattle University MIMP is to further the University mission, goals, and priorities and to work with the community to develop a plan that supports growth of the university while enhancing the neighborhood. Its intent is to help guide development of the campus over the next twenty or more years in terms of land use, open space, density of development, primary circulation systems and linkages with the surrounding community while allowing enough flexibility to adapt to growth and the changing programmatic needs of the university.

In the Fall of 2007, the University began the process of developing a new MIMP based upon the university's 2007 Facilities Master Plan. The Internal Concept Plan (ICP) document represents the beginning of the formal MIMP process, as specified in SMC 23.69.032.C. The ICP analyzed the existing conditions of the campus - neighborhood relationships, environmentally critical areas, campus development, open space structure and circulation - and developed a near-term and long-range master plan. In February 2008 the ICP was presented to the Seattle City Council-appointed Citizens Advisory Committee (CAC). The CAC held regular meetings to review the recommendations outlined in the plan and comment on areas of concern. Studies showing additional detail were developed based upon comments and concerns. A Preliminary Draft MIMP was developed to a greater degree of detail and presented to the CAC in May 2008. Many comments and ideas from subsequent discussions with the CAC were incorporated into the Draft MIMP. The Draft MIMP was published in May 2009 and followed by several CAC meetings and deliberation sessions. This Final MIMP also includes responses to the formal CAC recommendations on the Draft MIMP as published by the Department of Neighborhoods on August 3rd, 2009 and comments provided by the City of Seattle Department of Planning and Development (DPD).

CONSISTENCY WITH CITY OF SEATTLE GOALS

Consistency with Purpose and Intent of the MIO District

Per SMC 23.69.025, the intent of a Major Institution Master Plan is to balance the needs of the institution to develop facilities for the provision of educational services with the need to minimize the impact of institutional development on surrounding neighborhoods.

Seattle University recognizes its role in the community-at-large as being complementary to its mission as an academic community. Every development project represents an opportunity to engage the neighborhood both physically, through high-quality buildings and an ‘outward-facing’ campus perimeter that is inviting to neighbors, and more personally, through the creation of spaces that support the university mission of service. Through this master plan, the university seeks not just to minimize the potential negative impacts on surrounding neighborhoods, but to maximize the potential positive impacts that come with growth.

Relationship to City of Seattle Comprehensive Planning

Section 23.69.030.E.13.a requires a “description of the ways in which the institution will address goals and applicable policies under Education and Employability and Health in the Human Development Element of the Comprehensive Plan.” In 1995, the City modified the structure of its Comprehensive Plan, consolidating these into the Human Development Element. As of the 2005 Seattle Comprehensive Plan “Toward a Sustainable Seattle”, the following goals are addressed:

Human Development Goal 4

Promote an excellent education system and opportunities for life-long learning for all Seattle residents.

Seattle University’s mission is to educate the whole person and empower leaders for a just and humane world. The University is committed to providing an educational experience that is challenging and helps students develop as educated persons, professional leaders, and engaged citizens. The mission is the foundation for the development of the emotional, intellectual, spiritual, and physical aspects of the individual so that each person will reflect upon themselves and become better individuals that lead by example as a result.

Human Development Goal 5

Promote development of literacy and employability among Seattle residents.

Seattle University's mission supports community involvement and outreach to individuals to help others achieve their goals and to reach their full potential. The University's contribution to literacy development creates communities with strong character, competency, and leadership. Whether it means teaching new skills, providing free legal and healthcare services, or teaching at schools, over 70% of all students participate in service for the greater good of Seattle.

Human Development Goal 6

Create a healthy environment where community members are able to practice healthy living, are well nourished, and have good access to affordable healthcare.

Seattle University strives to be a leader in sustainable practices for its grounds, buildings, operations, and education. It is devoted to respecting and caring for a healthy environment in the community. This means creating a campus that is friendly to animals and humans, reducing the campus' impact on the environment and educating individuals to have a global awareness. These practices are included in curriculum for future nurses, educators, engineers, scientists, business leaders, and policy makers.

Entrance Sign on 12th and E. Marion St.



June 2011



Mission, Goals & Objectives



Images of Saint Ignatius of Loyola



SEATTLE UNIVERSITY MISSION & GOALS

Seattle University is dedicated to its mission of teaching and learning, education for values, preparation for service, and growth of the whole person. The university's curriculum has been designed to emphasize the development of human values and the exploration of ethical implications of personal and professional activities across students' lifetimes.

Mission

Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world.

Vision

Seattle University will be the premier independent university of the Northwest in academic quality, Jesuit Catholic inspiration, and service to society.

Values

- Care
We put the good of students first
- Academic Excellence
We value excellence in learning with great teachers who are active scholars
- Diversity
We celebrate educational excellence achieved through diversity
- Faith
We treasure our Jesuit Catholic ethos and enrichment from many faiths of our university community
- Justice
We foster a concern for justice and the competence to promote it
- Leadership
We seek to develop responsible leaders committed to a common good



Students Conversing On Campus

MASTER PLAN GOALS

The goals of the master plan are founded upon the University's mission and goals and represent aspirations for the preservation, enhancement and improved development of the campus. They build upon the 2007 Facilities Master Plan, which was developed through a highly public and transparent process engaging students, faculty, staff, administration, and the community in open dialogue about how to guide the university's growth in a way that supports the mission. The goals provide the foundation for and help direct the structure of near-term and long-range development.

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Administration Building



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Improved pedestrian connections, especially where pedestrians cross major arterials, will help make the entire community safer.

PLANNING FOR SUSTAINABILITY

Environmental concerns, especially climate change, are at the forefront of the global agenda as we better understand the implications of inaction upon our natural and social systems. From species loss to sea-level rise, the issues of developing sustainably have moved from pure environmentalism to the recognition that the cost of ignoring climate change will far outweigh the costs of addressing these pressing concerns in a timely fashion.

In 2007, Governor Christine Gregoire mandated substantial reductions in greenhouse gases in Executive Order 07-02. In 2008, Senate Bill 6580 and House Bill 2815 established a framework for such reductions to be implemented by 2012. Together they require progressively more stringent reductions of greenhouse gases through 2050 and require integration with a regional market-based reduction system (likely cap-and-trade). The state also requires the evaluation of reductions from transportation and land-use related decisions. These actions will have far-reaching impacts on all aspects of society. In particular, this will impact the university through shifts in energy markets, requirements for greater environmental performance of buildings, and new requirements for planning and mitigation of development impacts.

Sustainability is a recognition of a fundamentally different approach to the design and operation of building systems within the local and global community. At all levels of government, much attention is being paid to the ways in which land-use patterns affect environmental issues – especially climate change. There is widespread acknowledgment that changes to land-use and building codes, SEPA mitigation, and Growth Management Act policies such as comprehensive planning will all be reshaped around the formidable greenhouse gas reductions which are now legally binding.

Seattle University is a signatory to the City of Seattle's Climate Partnership and the American College and University President's Climate Commitment to become climate neutral in the near future. As a result, the institution is developing a Sustainability Master Plan. The plan will set goals to reduce carbon emissions, energy, water, and resource use to guide strategic decisions for campus development and operations in measurable impact reductions on the surrounding community and region.

The Sustainability Master Plan measures the operational impacts of using and maintaining spaces over time and the impact of transportation for moving people and freight. Throughout this Major Institution Master Plan, the development program and standards reflect changing attitudes and strategies to achieve sustainability goals. This document is being prepared amidst these major changes and addresses many of the underlying requirements in new ways.



Some examples of how the university is addressing operational issues include increasing efficiencies in heating and cooling systems, installing high-efficiency water and lighting fixtures, reusing existing buildings, maximizing daylight within buildings, and installing rain-gardens to manage stormwater on site.

Transportation plays a major role in climate change, and the university recognizes the need to address this concern directly through several initiatives, including increasing the number of students living on campus, contributing to vibrant pedestrian-oriented development, and encouraging fewer personal vehicle trips. A Transportation Management Plan is included in this MIMP and identifies strategies to reduce single-occupancy vehicle travel. A traffic study will be prepared for the Environmental Impact Statement (EIS) to analyze potential traffic and parking impacts.

The Major Institution Master Plan is an effective vehicle to encourage sustainable campus development by addressing potential regulatory barriers to the implementation of appropriate strategies. The development of the MIMP alongside the Sustainability Master Plan will allow for the integration of emerging best practices in design and operation with the regulatory purpose and intent of the Major Institution Overlay code.

South Pedestrian Entrance



Photovoltaics on E. Cherry St.



Awareness Building through Signage



Energy Efficient Lighting





Master Plan Concept

MASTER PLAN CONCEPT

Proposed Campus

The Master Plan articulates how the physical campus form impacts some of the most important issues and goals that support the university's mission, vision and values. The physical design contributes to the vitality of "place" by providing students with a sense of belonging and community, where formal and informal spaces allow for interaction and the achievement of academic goals.

Specific improvements include a strengthened pedestrian network and a pedestrian-only environment at the core of campus. This network, which reflects the original street grid, will also be improved with narrower paths and landscaping.

The physical campus is enhanced by improvements to entry points and improved wayfinding that reflects the university's desire for an open and accessible campus. This, in turn, will increase the presence and visibility of the university within the community and the City of Seattle.



Conceptual View of Campus From the Facilities Master Plan

The Master Plan also provides multiple options to meet current and future needs for academic space, student housing, support space, and parking, creating a framework that is flexible enough to meet the university's evolving needs. Seattle University is committed to contributing to a healthy campus and environment by incorporating sustainable strategies in all aspects of site and building design, construction, maintenance and operation. On its pursuit to become a leader in sustainability, both among Jesuit and non-Jesuit universities, several primary sustainability principles have been identified:

- Comprehensively and creatively incorporate sustainable design approaches into the design of all physical campus elements and systems
- Harmonize the human built environment with natural systems and processes in such a way that non-renewable natural resources are conserved and that the natural environment maintains its capacity for healthy growth and regeneration
- Make sustainable features visible and available as learning and teaching opportunities
- Endeavor to build structures for permanence, quality and flexibility
- Design new and renovation projects to meet or exceed LEED standards for green building

PROPOSED BUILD-OUT

Future Campus Plan

The plan on this page shows the campus as it will look at full build-out by 2028 or later when developed according to this plan.

This plan does not show any changes to surrounding land use, though by 2028, some surrounding development is expected to be substantially higher in density per the underlying low-rise and commercial zoning.





Development Program

INTRODUCTION

The Development Program chapter describes the existing and proposed development of the Seattle University campus. Per SMC 23.69.030.E, the development program includes proposed building sizes and uses, location of open space and landscaped areas, leased space, housing, parking, and development phasing, alley and street vacations, and proposed alternatives. With regard to future development, the development program component describes the planned physical development of campus, defined as development which the university has definite plans to construct. The development program also describes potential physical development for which the university's plans are less definite. The development program may be amended according to the provisions of Section 23.69.035 without requiring amendment of the development standards component.



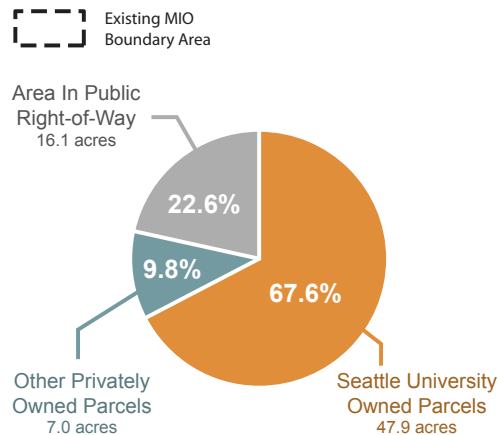
Students Walking On Campus

June 2011

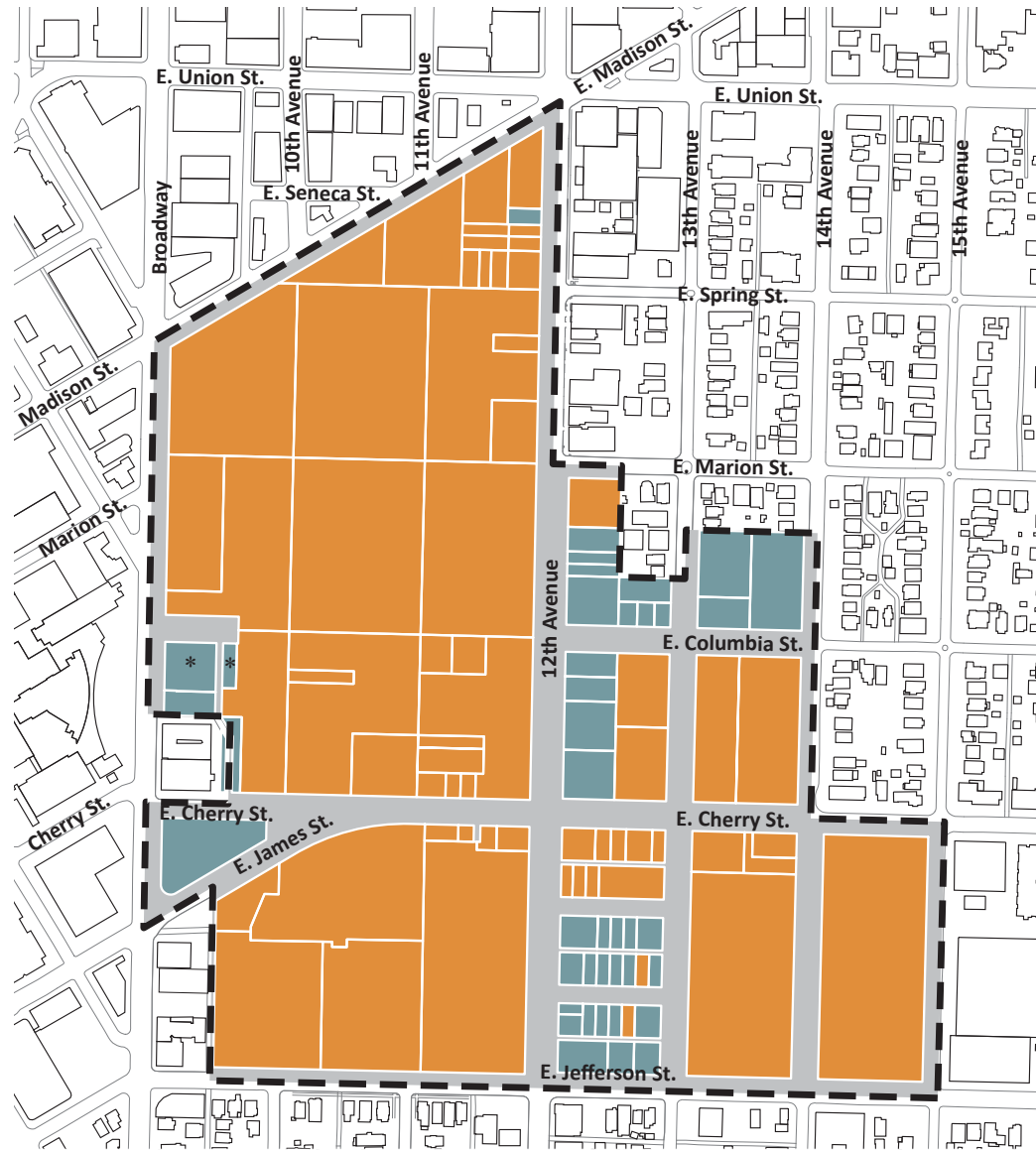
BOUNDARIES AND PROPERTY OWNERSHIP

Existing MIO Boundary

The plan on this page reflects the existing MIO boundary approved in the 1997 Adopted Major Institution Master Plan. The total parcel area of the existing MIO boundary is approximately 54.9 acres. Seattle University owns approximately 68% of the land within the current MIO. Land owned by other private entities represents another 10% of the total. The remaining 22% is land in the public right-of-way.*



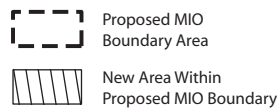
* Note: As this Final Major Institution Master Plan was going to print, the University acquired the property located in its MIO boundary at the intersection of Broadway and E. Columbia St. The University has no long-term plans for the use or redevelopment of this property at this time. It acquired the property to provide flexibility for a yet-to-be-determined future use. In the short term, the University plans to install landscaping, a campus entrance sign, and perhaps use part of the property for parking.



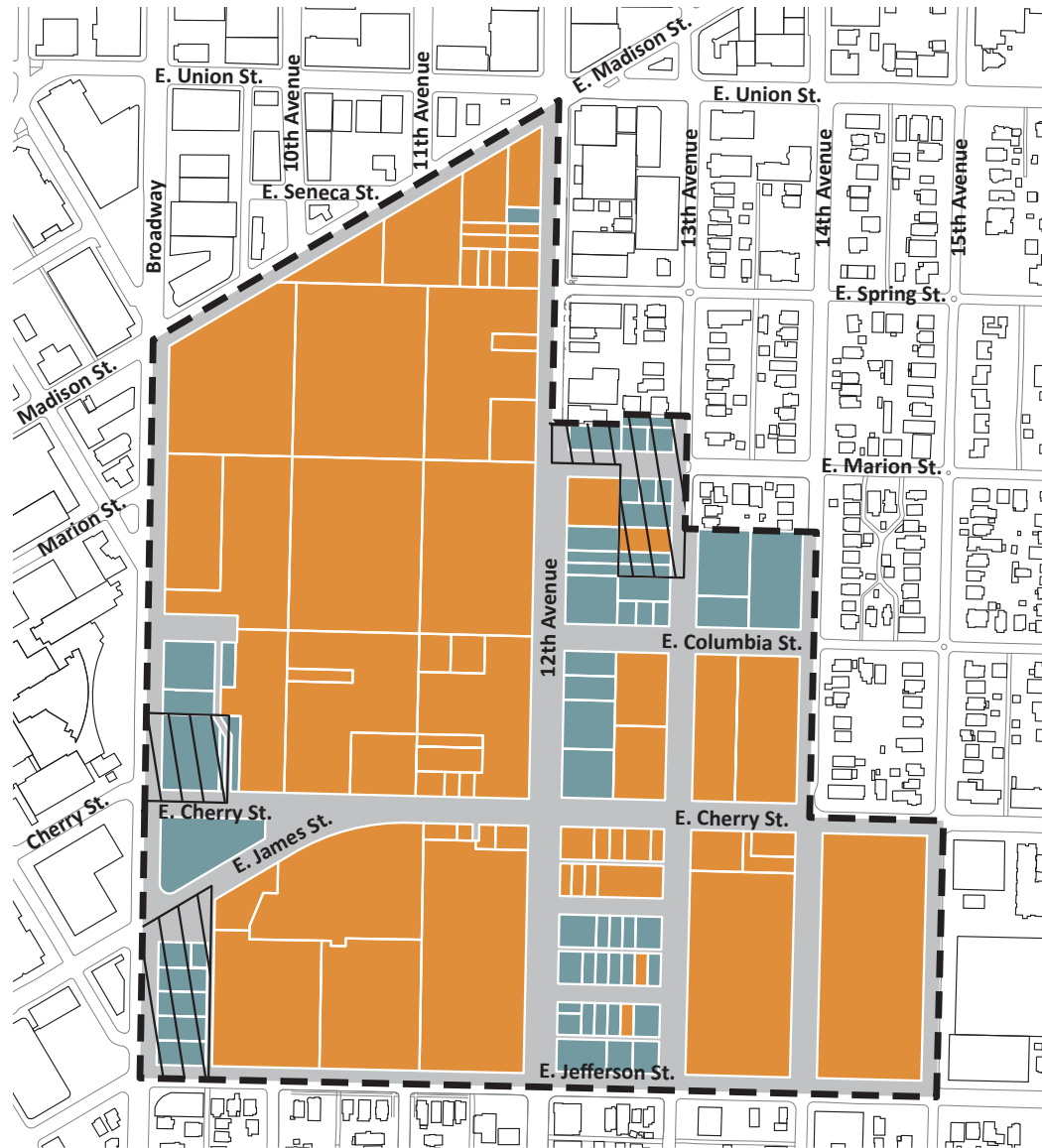
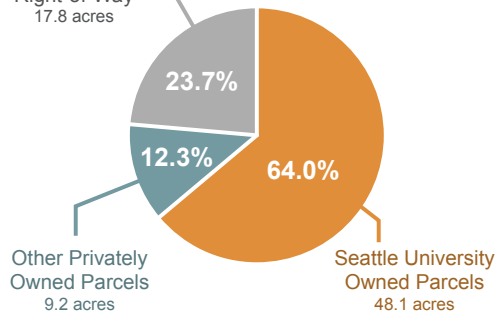
Proposed MIO Boundary

The plan on this page identifies the areas that have been added to the proposed MIO boundary. The total parcel area of the proposed MIO boundary is 57.3 acres. This is an increase of approximately 2.4 acres, or 4.4%. This master plan does not project any specific future acquisitions within MIO, though it is possible that any of these parcels may be added to the university-owned land in the future.

Seattle University owns approximately 64% of the land within the proposed the MIO. Land owned by other private entities represents another 12% of the total. The remaining 24% is land in the public right-of-way.



Area In Public Right-of-Way
17.8 acres



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EXISTING FACILITIES

The site plan on the following page shows existing university buildings. The campus consists of 37 buildings on 48 acres, totaling approximately 2,044,000 gross square feet. The development is centered around the main Quad formed by academic buildings. Garrand Hall, the original building of the University (Seattle College), was built in 1894 and renovated in 1994. It is the oldest structure on campus. Overall the campus shows a diversity of architectural styles, which represents Seattle University's openness to diverse viewpoints and sensitivity toward contemporary architecture. Nevertheless, the buildings are unified by their scale, massing, materials, and landscaping. The university wants new buildings to be expressive of their function, reserve the ground level for transparent active uses and incorporate sustainable construction methods and materials as well as energy efficiency strategies.



Pedestrian Access to Broadway



View of Fountain in the Quad



Sullivan Hall / Law School

- 1 Administration Building
 - 2 Archbishop Murphy Apartments
 - 3 Arrupe Jesuit Residence
 - 4 Engineering Building
 - 5 Bannan Science Building
 - 6 Bellarmine Residence Hall
 - 7 Broadway Garage
 - 8 Teilhard de Chardin Hall
 - 9 Campion Hall
 - 10 Casey Building
 - 11 Championship Field
 - 12 Chapel of St. Ignatius
 - 13 Connolly Center
 - 14 Fine Arts Building
 - 15 Garrand Building
 - 16 Hunthausen Hall
 - 17 James Street Center
 - 18 Kolvenbach 1217
 - 19 Kolvenbach 1220
 - 20 Lee Center for the Arts
 - 21 A.A. Lemieux Library
 - 22 Logan Field
 - 23 Loyola Hall
 - 24 Lynn Building
 - 25 Pigott Building
 - 26 Recycle Yard
 - 27 1215 E Columbia (Seaport Building)
 - 28 Self Storage Building
 - 29 Student Center
 - 30 Student Center Pavilion
 - 31 Sullivan Hall
 - 32 University Services Building
 - 33 Xavier Hall
 - 34 Logan Court
 - 35 824 12th Avenue - Admissions and Alumni Bldg
 - 36 1218 East Cherry Building
 - 37 1313 E Columbia
 - 38 12th and E Cherry Housing
- Existing MIO Boundary

Existing Campus Buildings

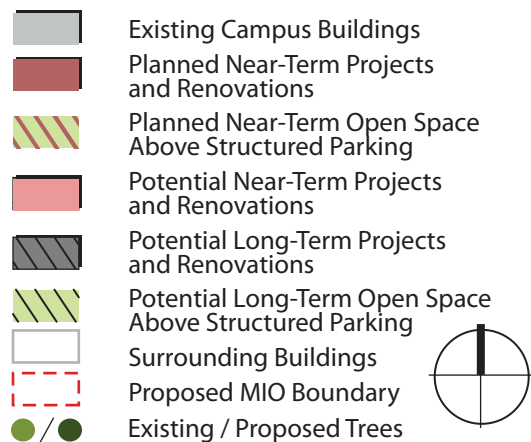


June 2011

PROPOSED NEAR-TERM AND LONG-TERM PLANS

Long-Term Campus Plan

The plan on this page shows the full build-out of the proposed campus. The timing, phasing, and specific uses associated with this plan are approximate. As circumstances change, projects may proceed earlier or later than proposed and indicated uses at each development site may be altered. The proposed plan adds a total of 2,145,000 square feet to the campus over the life of this plan. Details on specific projects, phasing, and gross building areas can be found on the following pages. Following the near-term and long-term plans is a discussion of the proposed uses for the 1313 E Columbia site.



June 2011

Near-Term Plan

The near-term plan, as depicted on the following pages, is expected to be completed in approximately 10 years. The intent of this phase is to define specific projects to be completed during this time frame that will immediately address the following issues:

- Strengthen the academic core with increased academic facilities
- Add housing and student life facilities
- Improve pedestrian access across the East James / East Cherry Street corridor
- Enhance the campus arrival experience
- Enhance the open space around the Chapel and across campus
- Improve pedestrian paths
- Replace surface parking with structured and increase open space
- Strengthen the presence of the university along 12th Avenue in particular, and at the 12th and East Madison corner

The City of Seattle Major Institution Land Use and Zoning Code defines planned physical development as “development which the Major Institution has definite plans to construct”, while potential physical development is less definite. Currently planned projects are shown and include parking under Logan Field, Housing at 12th Avenue & East Cherry Street and an addition to the Library. Other planned projects include a remodel and eventual addition to the Connolly Center athletic and recreational facility at 14th Avenue & East Cherry Street as well as a remodel and addition to 824 12th Avenue.

The net increase in development capacity provided by both planned and potential near-term development is approximately 1,220,000 sf.

Planned and Potential Near-Term Development Plans








Planned Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Expected Completion
101 1313 E Columbia Renovation*	0	40	Renovation	2009
102 1215 E Columbia / Academic (Seaport Building) *	5,000	30	Both	2010
103 824 12th Avenue Building (Admissions & Alumni Bldg)*	5,000	15	Both	2009
104 Library Addition *	35,000	40	Both	2010
105 12th & E Cherry Housing *	160,000	50	New	2011
106 Academic & Housing at 12th & E Madison	55,000	105	Both	2011
107 Administration Building (10th & E Madison)	0	45	Renovation	2011
108 Connolly Center at E Cherry & 14th	80,000	40	Both	2011
109 New Logan Field Underground Parking	130,000	40	New	2012
110 New Logan Field Retail	30,000	40	New	2012
111 Xavier Global House	5,000	35	Both	2013
Total New SF	505,000			

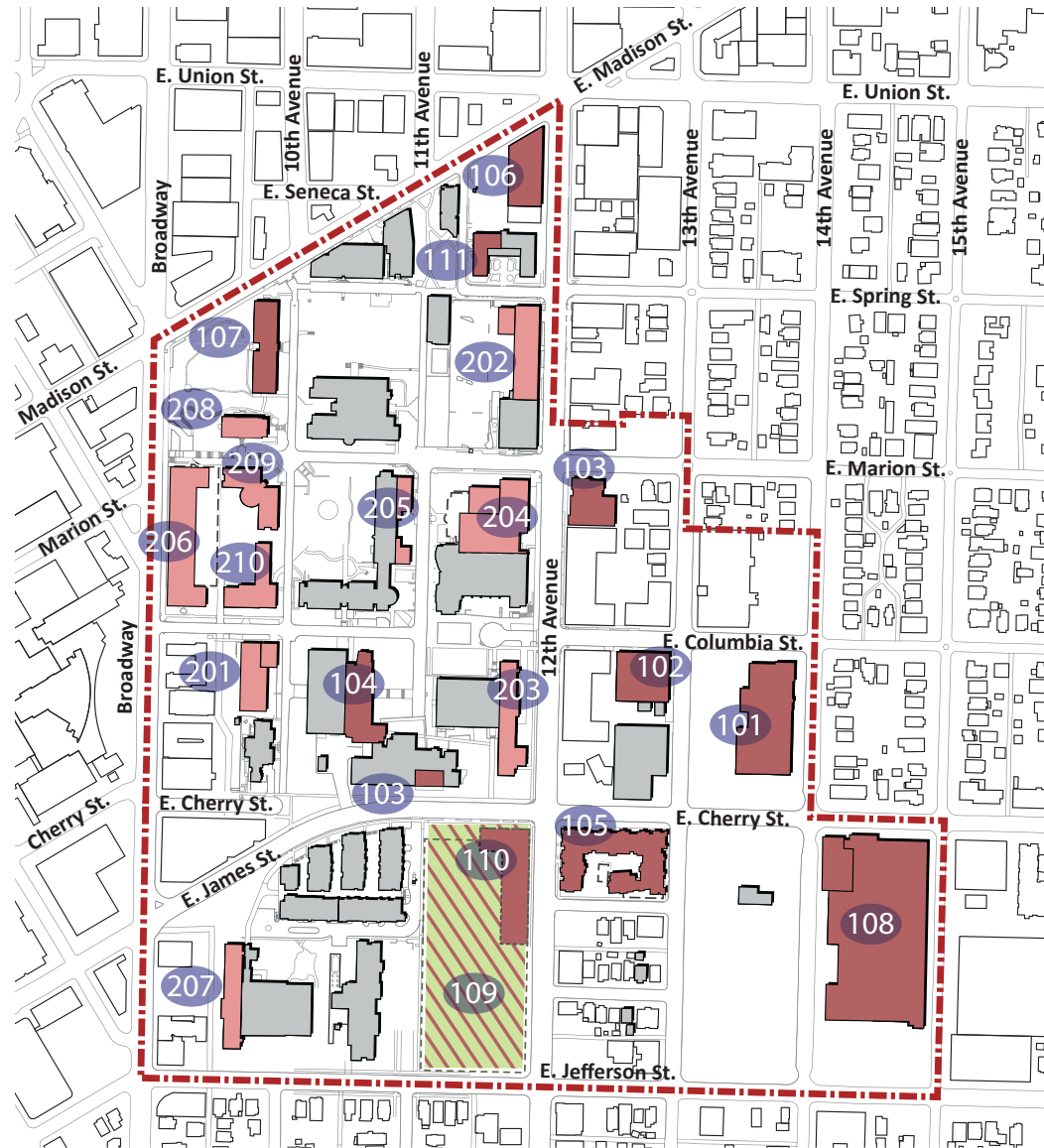
* These projects are permitted under the existing 1997 MIMP.

Potential Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
201 Academic Building at 10th & E Columbia	100,000	65	New	2011
202 Academic & Housing on 12th Ave & E Spring	95,000	105	New	2012
203 Bellarmine Hall on 12th Ave	0	105	Renovation	2013
204 Academic & Law School Expansion	120,000	75	New	2013
205 Bannan Science	50,000	65	New	2013
206 Columbia and Broadway Building	350,000	160	New	2015
207 Campion Hall Renovation	0	130	Renovation	2014
208 Garrard	0	45	Renovation	2016
209 Casey	0	65	Renovation	2016
210 Loyola	0	55	Renovation	2016
Total New SF	715,000			

Near-Term Plan

Legend

-  Existing Campus Buildings
-  Planned Near-Term Projects and Renovations
-  Planned Near-Term Open Space Above Structured Parking
-  Potential Near-Term Projects and Renovations
-  Buildings to be Demolished
-  Surrounding Buildings
-  Proposed MIO Boundary



June 2011

June 2011



Fountain in the Quad

Long-Term Plan

The long-term plan depicted on the following pages shows proposed campus development from approximately 2017 to 2027. The intent of this phase is to provide the flexibility to meet evolving needs within a physical framework for future development. As needs arise and funding becomes available, projects and their timing will be further defined.

Long-range projects address the following issues:

- Increase the university's presence at the prominent intersection of Broadway and E Madison Street
- Add to the development of a campus edge that strengthens university identity and is more welcoming along E Madison Street and Broadway
- Continue to support the emergence of a strong pedestrian and community presence along the 12th Avenue corridor
- Provide additional housing and integrated learning spaces
- Replace surface parking with structured parking and increase open space

The net increase in development capacity provided by potential long-range development is approximately 925,000 sf.

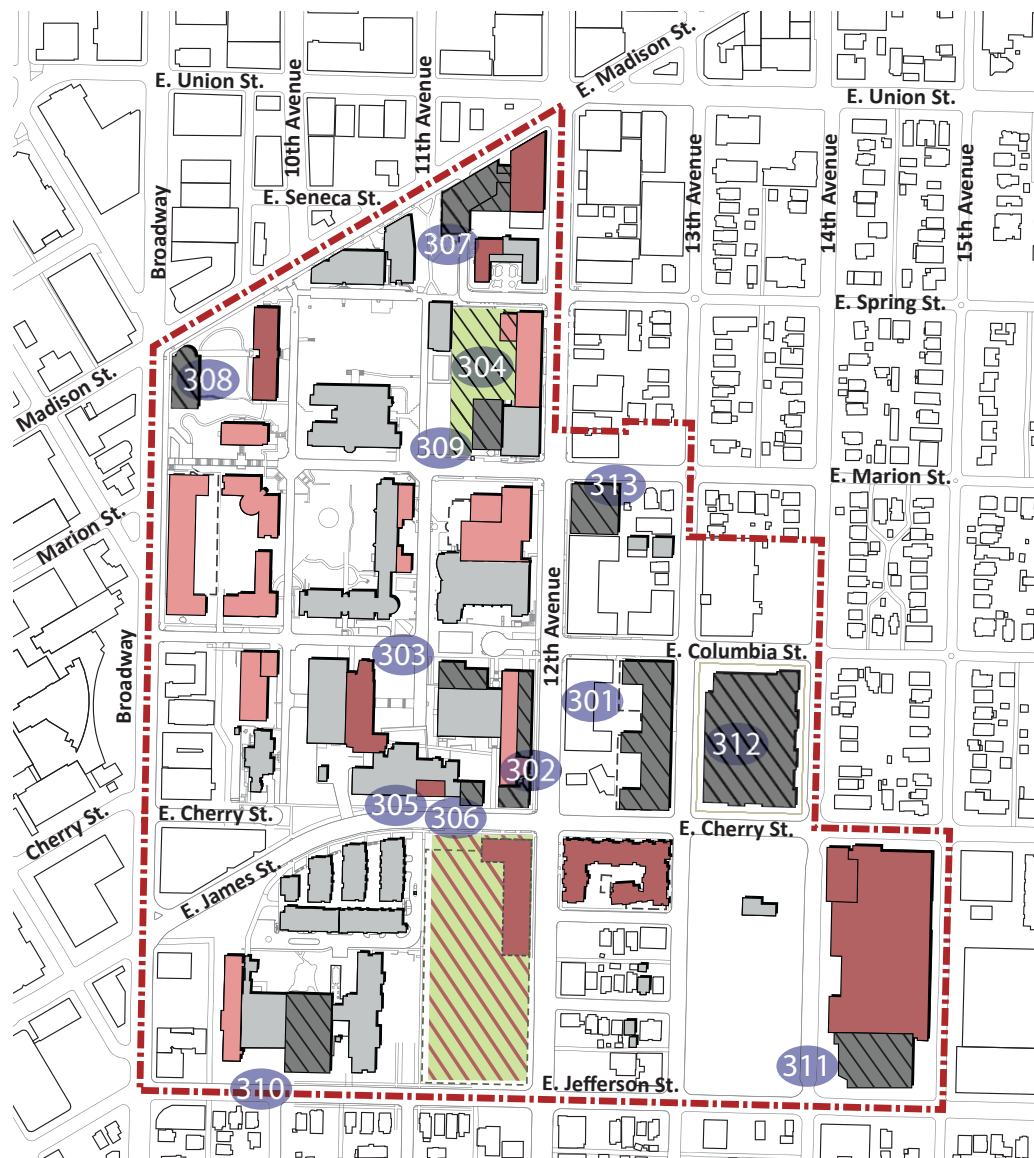
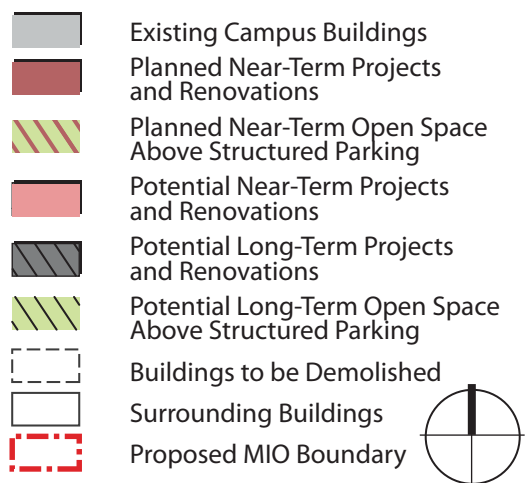
Potential Long-Term Development Plans

Potential Long Term Projects & Renovations		Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
301	Student Housing / Office / Mixed Use at 13th Avenue	185,000	65	New	2017
302	12th & E James Retail	15,000	30	New	2018
303	Academic and Student Services, Addition to Student Center Pavilion (11th Avenue & E Columbia Street)	25,000	30	New	2019
304	Green Over Parking	0	n/a	New	2019
305	Student Center (entrance onto E James)	0	n/a	Renovation	2019
306	Student Center	25,000	50	New	2020
307	Academic & Housing on E Madison	75,000	105	New	2020
308	Academic Building at Broadway & E Madison	100,000	65	New	2023
309	Executive Education / Conference & Events (12th Avenue & E Marion Street)	25,000	50	New	2025
310	Campion Ballroom	20,000	40	New	2026
311	Addition to Connolly Center	85,000	65	New	2026
312	1313 E Columbia	280,000	65	New	2027
313	824 12th Avenue	90,000	65	New	2027
Total New SF		925,000			

Total Developed Area by Phase		Net Additional Square Footage	Date Range
100's	Planned Near-Term Projects and Renovations	505,000	2009 to 2013
200's	Potential Near-Term Projects and Renovations	715,000	2011 to 2016
300's	Potential Long-Term Projects and Renovations	925,000	2017 to 2027
Total Proposed Development		2,145,000	

Long-Term Plan

Legend



June 2011

LONG-TERM PLAN FOR 1313 E COLUMBIA

The 1313 E Columbia site (known historically as the Qwest or Coca-Cola property) is a critical area for university development. The site is adjacent to commercial uses to the north and west, an open athletic field to the south, and a low-rise multifamily zoned residential use to the east. The existing building on this site will continue to serve university needs for flex-space as other areas are developed. As for long term development, there are no other sites in the vicinity that are similar in terms of both site development capacity and proximity to campus. However this site may ultimately be used by the university, it is an integral part of SU's growth strategy. By utilizing this site to its proposed capacity with a 65' height limit, the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary or pushing other projects elsewhere to heights over 100 feet. These issues are more thoroughly discussed in Master Plan Alternatives section of the Development Program chapter. Future needs and funding will determine the nature of development. Currently, the university is considering three potential alternative uses for the site, although others could emerge in the future: an event center, student housing, and academic classrooms (especially science and lab space). In all three cases, a 65' height limit is required to accommodate the proposed use.

The 1313 E Columbia building has been designated as an historic landmark. Any development must comply with the requirements of the Seattle landmark preservation laws. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new building is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter.

Event Center Use

An Event Center to accommodate a range of assembly functions for up to 5,000 people would provide an important venue for university events such as athletics, recreational sporting events, cultural and musical events, commencement ceremonies and university-wide convocations. This type of special-purpose space is acutely needed.

Several event spaces around campus have been taken away for classrooms or offices. Examples include a conference room in the Administration Building, Casey Commons food

service space, and the Stimson Auditorium in the Library, just to name a few. The university has no permanent venue for major events which occur throughout the year. These events include:

- Guest Lectures and Presentations
- Musical Performances
- Athletic and Recreation Sporting Events
- Commencement Ceremonies
- Opening of School Convocations
- Donor Benefit Events
- Student Club Events and Gatherings
- External Conference Groups
- An Emergency Evacuation Site

This list is not exhaustive, but each event is critical to providing a well-rounded experience and education for Seattle University students.

The current solution is to erect a temporary tent on the E Marion Street parking lot near the chapel, which displaces that parking. This poses serious limitations in terms of size (holding only up to 1,000 people) as well as appropriateness of space. Access to daylight, adequate ventilation, proper acoustics, and floor quality (tripping hazards, levelness of floor, etc.) are all serious issues. A permanent solution is required for the long term vitality of the university.

With the growth anticipated during the lifetime of this MIMP and lack of a permanent venue for core university events, a long term option for an event center is essential. The timing, feasibility, and location of this facility is yet to be determined. When and if such a venue is completed, in addition to supporting our core mission, it will be planned in such a way as to provide faculty, staff and the surrounding community members a resource with which they will be proud to be associated and use.

A height increase from the existing 37' to 65' is necessary to accommodate an event center that seats up to 5,000 people.



Depiction of Event Center Use

Student Housing / Integrated Learning Use

As described elsewhere, the university has identified a goal of up to a 60% residential undergraduate population as well as more opportunities for graduate students and faculty to live on campus. This both increases opportunities for meaningful social interaction amongst students and faculty as well as reduces environmental and parking impacts associated with commuting. The 1313 E Columbia site may be developed for student housing using the Integrated Learning model that mixes academic and housing uses to foster greater interaction amongst students, faculty, and staff. The site would accommodate approximately 75 beds per floor, or a total of 450 beds if developed to six stories within the 65' height limit with a courtyard, requiring approximately 270,000 square feet.

At the current 37' height limit, only 3 stories of housing could be developed, reducing housing capacity by 50%. Students who live on campus are able to participate more fully in the social experiences of university student life. Students living on campus spend less money and time on personal transportation and are constantly immersed in campus culture. Reduced driving by students also decreases demand for fossil fuel consumption which in turn reduces the university's carbon footprint. Reduced driving also decreases demand for parking on neighborhood streets. 1313 E Columbia is a suitable site for developing student housing to help Seattle University achieve its up to 60% residential target and much of its transportation-related environmental impact.



Depiction of Student Housing Use

Academic Classrooms / Science and Laboratory Space Use

As the special requirements of academic classroom space have evolved, building floor-to-floor heights have increased. This is especially true for science and laboratory spaces, which typically are served by complex mechanical, electrical, and plumbing systems that support the laboratory functions and control indoor environmental quality.

With an estimated floor area for academic use of 70,000 gross square feet per floor, up to 280,000 square feet of academic space could be developed within a 65' height limit in four stories. At the current 37 feet height limit, only 2 stories of academic space could be developed. 1313 E Columbia is a suitable site for a major academic building. An academic building on this site would also help activate 12th and 13th Avenues with greater pedestrian flow during the day. The location just two blocks from the central Quad would also help integrate campus functions on either side of 12th Avenue. The site affords the best flexibility of any site on campus for the development of a major new academic building.



Depiction of Academic Use

BUILDING DEMOLITIONS

The following buildings are slated for demolition as part of the development program. The structures built upon recent land acquisitions will be renovated for interim use and maintained until planned or potential development requires demolition for new construction.

The following buildings may be demolished as part of potential near-term development:

1. Broadway Garage, for the Columbia and Broadway Building
2. University Services Building, for the Academic and Law School Expansion

The following buildings may be demolished as part of potential long-term development:

3. 1215 E Columbia (Seaport Building), for a new Integrated Learning Building on 13th Avenue
4. 1218 E Cherry, for a new Integrated Learning Building on 13th Avenue
5. 824 12th Avenue, for a new 824 12th Avenue Building

Portions or all of the following existing buildings may be demolished, and other portions preserved as historic landmarks, as part of potential long-term development:

6. 1313 E Columbia, for a new 1313 E Columbia Building
7. Lynn Building, for the Academic & Housing on Madison Building

More information on historic preservation can be found in the Historic Preservation section of the Development Standards chapter.

Small structures, such as storage sheds, guard stations, and other minor outbuildings are not included in this list.

June 2011

Students Walking Along Chapel of St. Ignatius Plaza



CAMPUS BUILDING USES

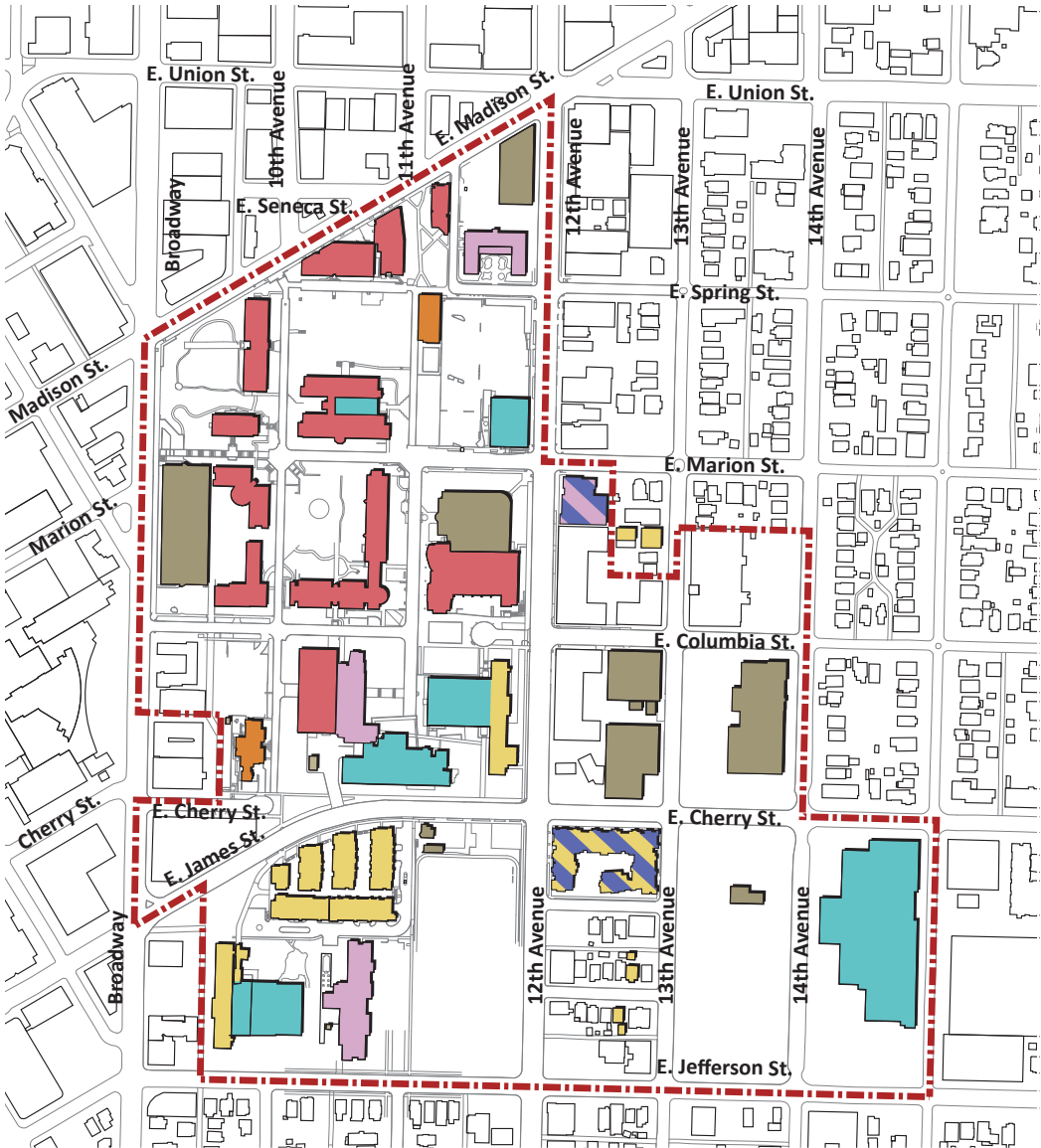
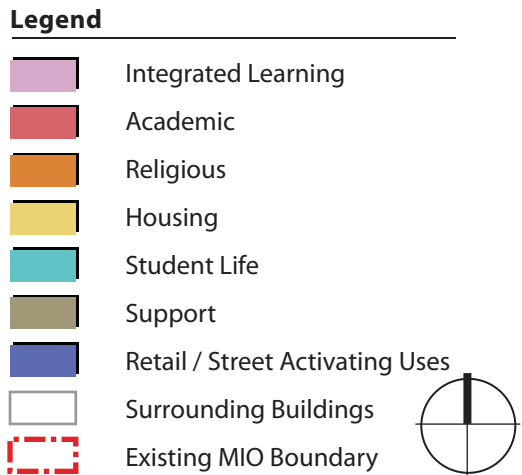
Existing & Proposed Uses

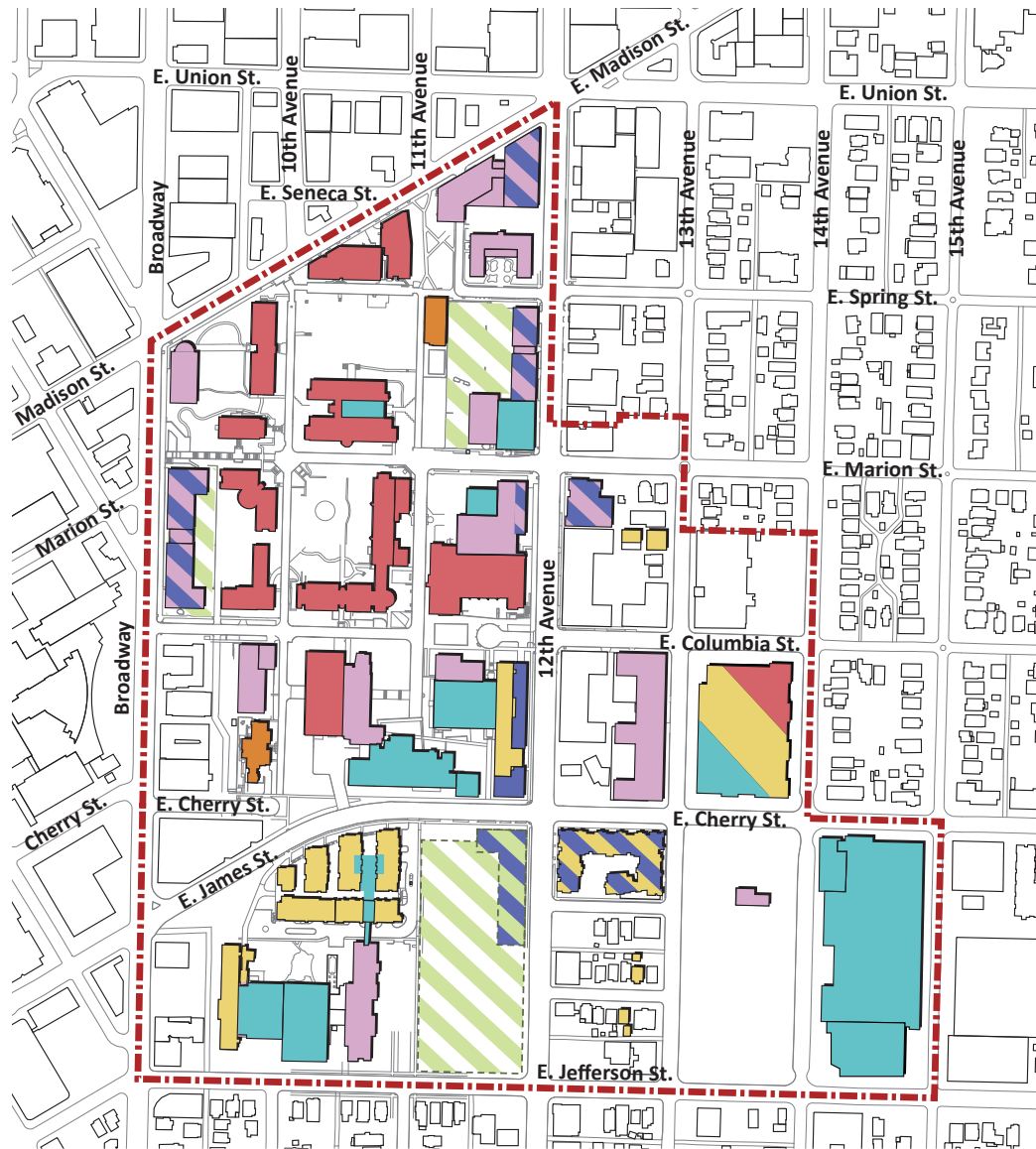
As shown on the Existing Building Uses plan on the following page, the north portion of campus is generally academic, support, and common space. The south portion of campus is composed of housing, common, and support space with less academic space. Xavier, at 12th Avenue and E Spring Street, has been recently renovated to demonstrate the integrated learning model. The concept of integrated learning supports Seattle University's mission and updated strategic plan and includes mixed use buildings with housing, academic, and common/support space that combine academic, social and spiritual development.

The Future Building Uses site plan following the existing plan shows a much more comprehensive distribution of integrated learning spaces throughout campus through either a single building or clusters of adjacent buildings to facilitate the integrated educational model.

June 2011

Existing Building Uses





Future Building Uses

Legend

- Integrated Learning
- Academic
- Religious
- Housing
- Student Life
- Retail / Street-Activating Uses
- Open Space Above Parking or Other Uses
- Surrounding Buildings
- Proposed MIO Boundary



June 2011

Secure Bicycle Parking Encourages Healthy Transportation Choices



ACCESS TO CAMPUS AND CIRCULATION



Students Walking On Campus

Pedestrian Access and Circulation

The Seattle University campus west of 12th Avenue is largely a pedestrian-only environment. Most parking is located at the perimeter and vehicular access is limited to service vehicles.

Pedestrian access to the existing campus occurs primarily in ten locations. Highly utilized entry points along 12th Avenue are located at signalized intersections or well marked unsignalized intersections. These crossing points link the main campus with pedestrian-oriented commercial uses and campus facilities on the east side of 12th Avenue. Pedestrian crossings on E Madison Street to the north and Broadway to the west are also located at intersections.

To the south, E James / E Cherry Streets separate the central campus from residential, athletic, and parking facilities. The primary pedestrian crossings on E James / E Cherry Street are mid-block. There is a well-marked surface crossing at the west edge of the Murphy Apartments and a sky bridge that links the Murphy Apartments with the Student Center.

The proposed plan calls for maintaining all existing campus access points and refining the internal pedestrian circulation network so the walkways are narrowed to provide a more pedestrian scale. Two additional mid-block entries along 12th Avenue are proposed to increase the permeability of the campus edge along this important arterial. The construction of a major parking facility beneath Logan Field will require a new mid-block crossing on the E James / E Cherry Street corridor. This crossing would likely be located between the existing skybridge and 12th Avenue. There is also a need to improve the pedestrian experience along E Madison Street and to evaluate signalization or other traffic control on 12th Avenue at E Marion Street. Both of these locations accommodate significant pedestrian traffic volumes.








More information regarding the development of the pedestrian environment in general and along 12th Avenue in particular can be found in the Campus and Community Context chapter.

Pedestrian Access for Existing Campus

The diagram on this page shows the primary pedestrian access through campus. While on the central campus, it maintains the axuality of the original street grid and leads the pedestrian through a series of well landscaped and distinctive outdoor spaces.

Pedestrian connections to the east side of 12th Avenue are less developed. There are several opportunities to make the edges of campus more outward facing and to improve the pedestrian experience along busier streets such as E Madison, 12th Avenue, E Jefferson, and Broadway. More information on this can be found in the Campus & Community Context chapter.

Legend











-  Campus Building
-  Primary Pedestrian Route
-  Other Pedestrian Area
-  Existing Pedestrian Crossing
-  Primary Pedestrian Access
-  METRO Bus Stop
-  Existing MIO Boundary



Pedestrian Access for Proposed Campus

The diagram on this page shows the further integration of the pedestrian network as Seattle University develops projects to the east of 12th Avenue. Pedestrian connections are proposed to be improved near the intersections of 10th Avenue & E Madison and 11th Avenue & E Cherry Street. New mid-block entries are proposed along 12th Avenue. A new traffic signal is proposed for the intersection of 12th Avenue and E Marion Street. As the campus develops, special attention will be paid to the pedestrian character of its streetscapes and to the activation of the campus edges where the university is adjacent to other land uses. The university also desires to add transit service along 12th Avenue. More information can be found in the Campus and Community Context chapter.

Legend

	Campus Building
	Primary Pedestrian Route
	Other Pedestrian Areas
	Existing Pedestrian Crossing
	Proposed Pedestrian Crossing
	Primary Pedestrian Access
	Proposed Traffic Light
	Metro Bus Stop
	Desired Transit Stop
	Proposed MIO Boundary



June 2011

Vehicular Access and Circulation

There are currently five primary vehicular access points to the Seattle University campus that link adjacent streets with campus parking lots, loading zones and the internal road network that is restricted to service vehicles. The proposed plan calls for maintaining all existing vehicular access points and strengthening some access to improve campus identity and the sense of arrival for campus visitors as well as maintaining and creating pedestrian scale walkways within campus. This may include signalization of the primary visitor access at the intersection of E Marion Street and 12th Avenue to accommodate increased traffic volumes and improve safety for pedestrians crossing 12th Avenue.

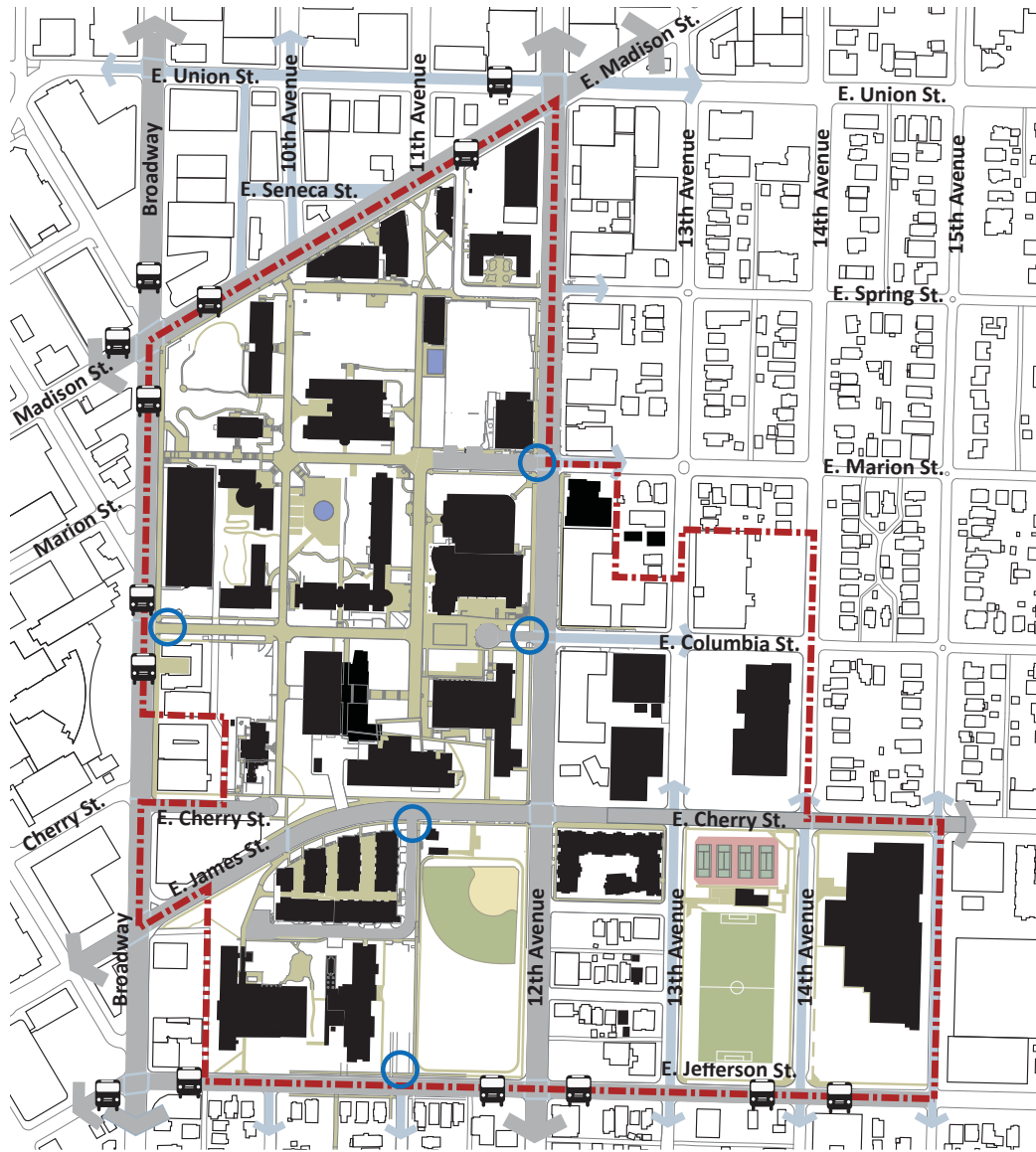
Campus Access at 12th and E Marion



Campus Access from Broadway










Limited Car Access Near Lemieux Library



Existing Campus Vehicular Circulation

Legend

-  Existing Campus Buildings
-  Primary Vehicular Routes
-  Secondary Vehicular Routes
-  Internal Pedestrian Access
-  Primary Vehicular Access
-  METRO Bus Stop
-  Existing MIO Boundary



June 2011

June 2011

East Marion Street Parking Lot



PARKING QUANTITY, LOCATION, AND ACCESS

Expected enrollment growth by 2028 will result in up to 9,200 student FTE's (full time equivalents). An objective of the MIMP will be to meet expanded parking demands with new or replaced on-campus parking facilities and to reduce the current amount of college-related parking on neighborhood streets by increasing the number of resident students and decreasing commuter student reliance on single occupant vehicles through an effective Transportation Management Program (TMP). The TMP is described in further detail at the end of this document. In lieu of 23.45.098 and 23.47A.032, the Transportation Management Plan contained within this Major Institution Master Plan shall establish parking requirements.

Parking Strategy

The Seattle University campus currently provides approximately 1,529 parking stalls in four major and a number of minor parking facilities as shown on the Existing Parking diagram. This current supply is greater than the required minimum allowance of 1,416 and less than the required maximum allowance of 1,912. The proposed near-term plan will provide approximately 2,055 parking spaces which falls between the allowed range of 1,644 and 2,219. The proposed long-term plan will provide approximately 1,868 parking spaces. This approximates the estimated minimum long-term requirement of 1,876. The small difference between the projected number of spaces and the estimated minimum long term requirement is less than the effect of mathematical rounding or the daily fluctuation in actual parking demand. The University will meet minimum parking requirements in the long term through expanded supply or leasing. It is the goal of Seattle University to maintain the minimum amount of parking required to support university operations while minimizing impacts to the surrounding community. The locations of these near- and long-term parking projects can be found on the following pages. Additional information is also available in the Transportation Management Program chapter. Parking may be above and/or below grade as well as structured or unstructured. The table on the following page summarizes existing and proposed parking supplies.

Leased Parking

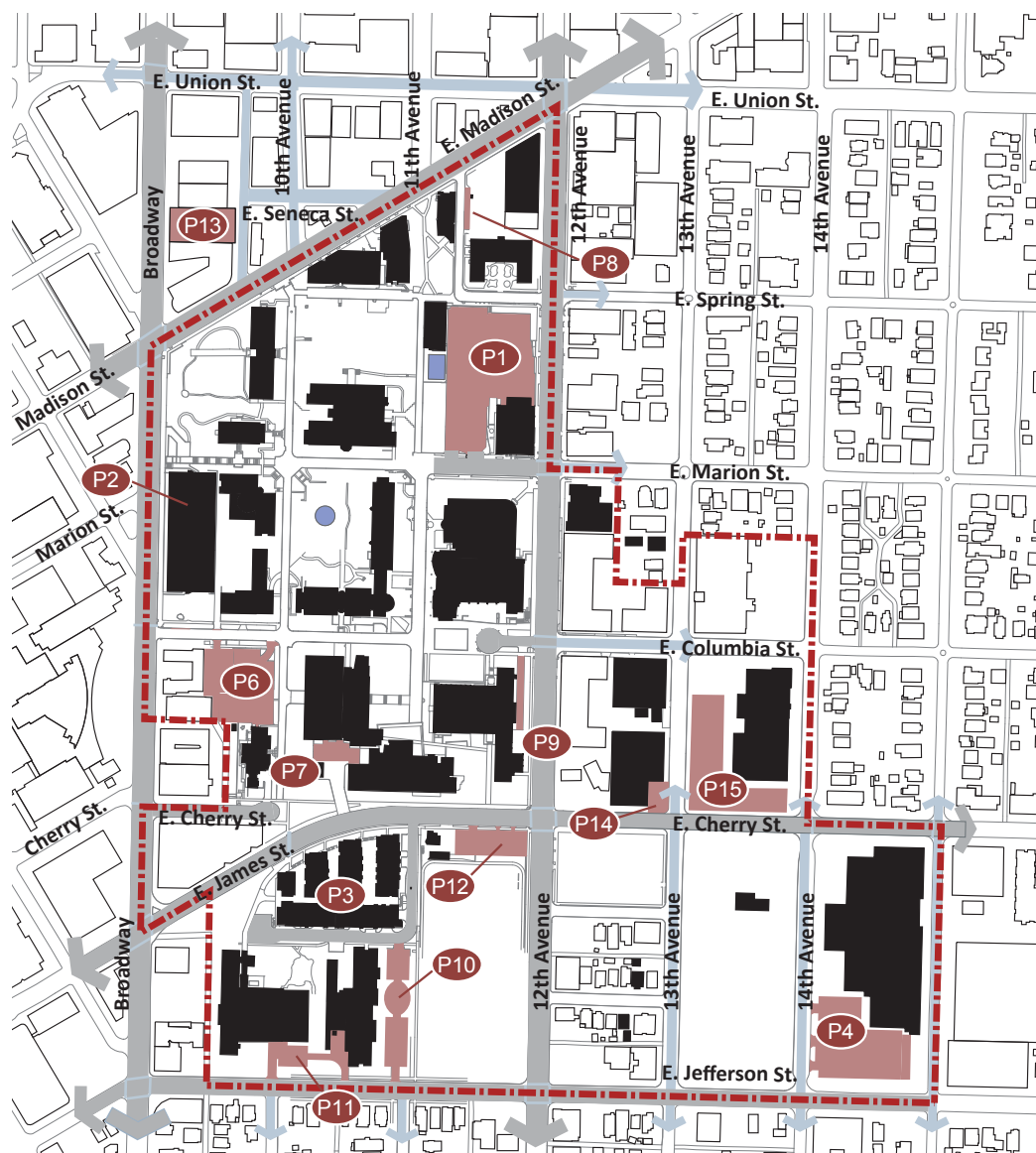
The number of spaces counted per the Transportation Management Plan will not include parking leased off-site (outside of the MIO District). Furthermore, leased parking shall not be counted against the maximum number of parking spaces as provided for by 23.54.016.

Existing & Proposed Parking

Lot #	Name	Parking Supply (Stalls)				Access and Primary Use	Proposed Changes
		Existing	Near Term	Long Term	Long-Term Change		
P1	East Marion Lot	128	160	160	32	Access off 12th Avenue, main campus entrance, visitor parking.	Develop underground parking for more usable open space around the Chapel of St. Ignatius.
P2	Broadway Garage	478	131	131	-347	Access off East Columbia Street, student & employee parking.	Develop multi-story building for College of Nursing, other academic uses, and leased space for medical offices. Some parking to remain below.
P3	Murphy Garage	535	535	535	0	Access off East James Street, student & employee parking.	No changes proposed
P4	Connolly Center	101	68	0	-101	Access at 14th Avenue and Jefferson Street.	Expansion of Connolly removes parking supply.
P5	12th & East Cherry	0	49	49	49	Access off East Cherry Street, open to all users, also used as storage yard.	Student housing to be built in near future w/ 48 stalls below grade garage; access from 13th Ave
P6	Lemieux Library - West	67	67	67	0	Access from East Columbia/ Broadway, open to all users.	Potential loss of spaces for development
P7	Lemieux Library - South	6	6	6	0	Access from East Columbia/ Broadway, open to all users.	Potential loss of spaces for development
P8	Lynn Building	6	6	0	-6	Access off East Madison Street, open to Lynn Building visitors.	Long-term development will replace existing spaces
P9	Bellarmino	3	3	0	-3	Access off East Cherry Street, open to residents and visitors.	No changes proposed
P10	Teilhard de Chardin Hall	50	50	50	0	Access off East Jefferson Street, open to residents and visitors.	No changes proposed
P11	Campion Hall	16	16	0	-16	Access off East Jefferson Street, maintenance and delivery only.	New development may eliminate a small parking area adjacent to existing building
P12	Logan Field	30	855	855	825	Access off E Cherry Street, temporary gravel lot, open to all users.	Parking to be constructed below grade and athletic field restored; access from Jefferson and 12th Ave
P13	Broadway Parking Structure	15	15	15	0	Access off Broadway, open to faculty and staff.	Parking to be leased as demand requires.
P14	1218 East Cherry	7	7	0	-7	Access off 13th Ave., open to facilities visitors.	Parking lost with long-term development
P15	1313 East Columbia	87	87	0	-87	Access off 14th Ave., open to staff and faculty	New parking provided for near-term project
Total		1,529	2,055	1,868	339		

Notes:

1. The Arrupe Jesuit Residence parking area (7 spaces) has been removed from the MIMP calculations because it is a separate institution.
2. The table shows parking facility P12 Logan Field as a near term project. However, based on new information that arose shortly before this Final MIMP was printed, the timing of this parking facility is uncertain and could be changed to long term. If this occurs, the University would consider other possible parking strategies (including retention of parking facility P2 Broadway Garage) to assure that City requirements for parking are followed.



Existing Parking

- P1 East Marion Lot
- P2 Broadway Garage
- P3 Murphy Garage
- P4 Connolly Center
- P5 *not used*
- P6 Lemieux Library - West
- P7 Lemieux Library - South
- P8 Lynn Building
- P9 Bellarmine
- P10 Teilhard de Chardin Hall
- P11 Champion Hall
- P12 Logan Field
- P13 Broadway Parking Structure
- P14 1218 E Cherry
- P15 1313 E Columbia







Legend

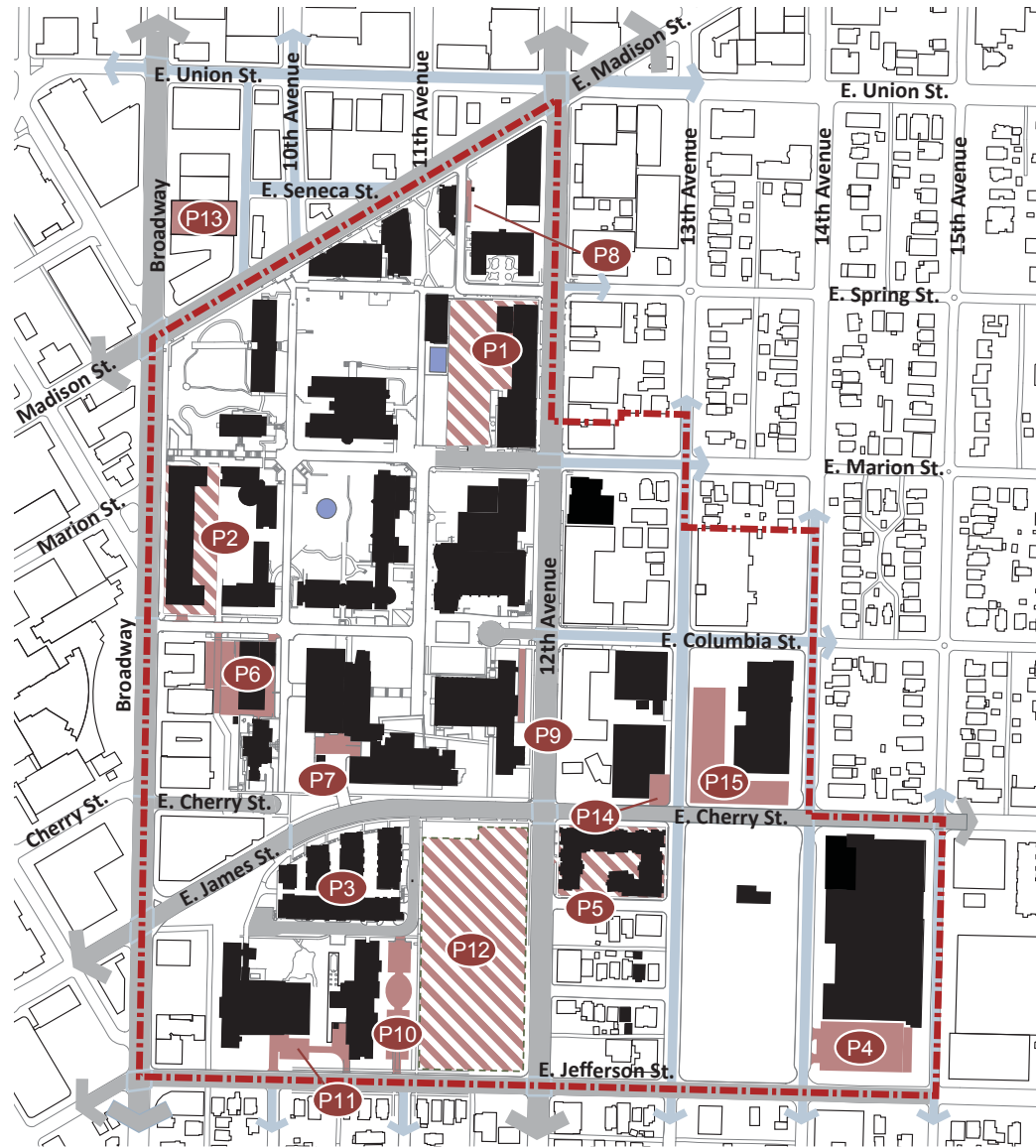
- Existing Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Existing MIO Boundary

Proposed Near-Term Parking

- P1** East Marion Street
Underground parking
- P2** Broadway Garage
Integrated into building
- P3** Murphy Garage
- P4** Connolly Center
- P5** 12th and East Cherry
- P6** Lemieux Library - West
- P7** Lemieux Library - South
- P8** Lynn Building
- P9** Bellarmine
- P10** Teilhard de Chardin Hall
- P11** Campion Hall
- P12** Logan Field
Underground parking
- P13** Broadway Parking Structure
Leased as demand requires
- P14** 1218 E Cherry
- P15** 1313 E Columbia

Legend

-  Near-Term Campus Buildings
-  Primary Vehicular Routes
-  Secondary Vehicular Routes
-  Surface Parking
-  Structured or Underground Parking
-  Proposed MIO Boundary





Proposed Long-Term Parking

- P1** East Marion Street
Underground parking
- P2** Broadway Garage
Integrated into building
- P3** Murphy Garage
- P4** *not used*
- P5** 12th and Cherry Parking
- P6** Lemieux Library - West
- P7** Lemieux Library - South
- P8** *not used*
- P9** *not used*
- P10** Teilhard de Chardin Hall
- P11** *not used*
- P12** Logan Field
Underground parking
- P13** Broadway Parking Structure
Leased as demand requires
- P14** *not used*
- P15** *not used*

Legend

- Long-Term Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Proposed MIO Boundary

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Landscaped Area On Campus

OPEN SPACE AND LANDSCAPE PROGRAM

Campus Open Spaces

Major open spaces on campus can be characterized as lawn areas, plazas, sports fields, gardens, and natural areas as shown on the following pages. The areas represented are illustrative and may vary somewhat over time as campus landscapes are maintained and improved.

The largest lawn on campus is the Union Green, located across from Hunthausen Hall. This and other lawn areas are popular gathering spaces. The most prominent paved plaza on campus, the Quad, is a popular gathering space and frequently hosts social and university events. Another small but fine plaza area can be found outside the Chapel of St. Ignatius, facing south with a long wooden bench located around a reflecting pool. The two sports fields facilities, Logan Field and Championship Field, are located at the southern end of campus and are used for recreational, intramural and competitive sports. Furthermore, the campus is rich in gardens and natural areas designed by Fujitaro Kubota, Vi Hilbert and others. Overall, the campus is committed to 100% organic maintenance practices, the use of native, drought-tolerant plants and minimal use of irrigation. These spaces are frequently used by the community for relaxation, recreation, and as play areas for dogs.



Union Green Picnic Area








Landscaped Pedestrian Path



Open Space Analysis - Existing Campus

The plan on this page shows the breakdown of open space - both hardscapes and vegetated areas - in terms of function. Open space includes pedestrian and sports hardscapes, pedestrian malls in the vacated streets west of 12th Avenue, athletic fields, lawns, and other landscaped areas. Pedestrian malls serve a primarily pedestrian function but allow for limited vehicle use for maintenance and fire access. The total usable open space of the existing campus is approximately 55%. Areas dedicated to vehicle travel and parking account for another 18% (this does not include existing rights-of-way).

Legend*Open Spaces*

	14% Landscape Areas
	13% Lawns
	13% Athletic Fields
	11% Pedestrian-Only Hardscapes
	4% Pedestrian Malls

Non-Open Spaces

	27% Buildings
	18% Vehicle Access and Parking








Open Space Analysis - Proposed Campus



The amount of usable open space in the proposed campus plan actually increases, despite the addition of several buildings. This is primarily due to the fact that several surface lots are being replaced, wholly or in part, with new open space. The open space for the proposed plan is approximately 57%. Land area dedicated to vehicle access and parking will decrease to about 4%.

Legend

Open Spaces

	14% Landscape Areas
	14% Lawns
	13% Athletic Fields
	12% Pedestrian-Only Hardscapes
	4% Pedestrian Malls

Non-Open Spaces

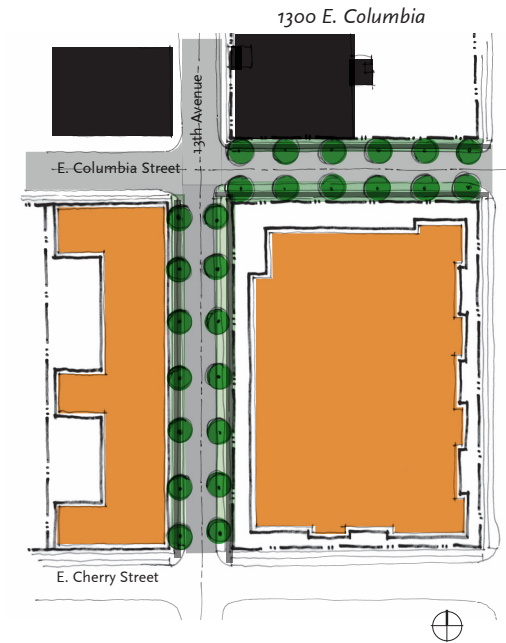
	39% Buildings
	4% Vehicle Access and Parking



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Green Space / Traffic Calming East of 12th Avenue

The following diagram represents a concept for improving the amount of green space and the pedestrian character of university property east of 12th Avenue. Potential street narrowing and traffic calming along 13th Avenue between East Cherry and East Columbia Streets and/or similar narrowing along East Columbia Street between 13th and 14th Avenues (should the University own 1300 East Columbia, the existing HCSA Laundry Services property, at some point in the future) would help to enhance the pedestrian realm. Street narrowing would result in additional green space by extending the curbline into the existing street alignment. On 13th Avenue, the eastern curb would be extended. The street narrowing will provide for two lanes of traffic and two lanes of on-street parking. Unit paving might also be used to slow traffic. Initial coordination with SDOT suggests a street width of 36' based on 2010 standards. At the time of improvements further narrowing may be possible with reduced lane dimensions and/or increased off-street parking, or local transit improvements that warrant additional parking lane reductions. The diagrams are meant to be illustrative; specific dimensions and funding responsibilities will need to be finalized in coordination with SDOT.



Example: Street Narrowing with Rain Garden



Example: Street Narrowing with Park Space
//www.ottawa.ca

LEASED SPACE

The programmatic needs of a university are constantly in flux with new programs and adaptations to changing student demographics. Seattle University's ability to respond to these changes requires some flexibility in leasing space in the environs of the campus. While the purpose of this Master Plan is to provide for sufficient development to accommodate future growth, the university anticipates utilizing some leased space within 2,500 feet of the MIO boundary for both temporary and semi-permanent uses.

The actual amount of space leased will depend upon the timing and delivery of major projects, flex-space required to accommodate university functions during renovations and new construction, and the availability of land for future acquisition. It is not possible to identify specific locations where Seattle University would lease space in the future, as market availability and specific university needs cannot be determined at this time. The university will follow the requirements of the MIO code, SMC 23.69.022, related to leasing within 2,500 feet of the MIO boundary.

The following spaces are currently leased by the university:

Non-residential space

- 21,000 sf at James Tower (near Swedish - Cherry Hill)
- 5,000 sf at 1001 Broadway
- 550 sf at the Pacific Northwest Research Institute
- 8,168 sf at 718 12th Avenue (Rianna Building)


Parking

- 10 spaces at Swedish - Cherry Hill
- 15 spaces at the Broadway Deck
- 20 spaces at 718 12th Avenue (Rianna Building)

The university does not currently lease residential space.

Currently Leased Space

The plan on this page shows the location of leased space within 2,500 feet of the MIO boundary.

- L1** James Tower
21,000 sf
- L2** Swedish - Cherry Hill
10 parking spaces
- L3** Broadway Deck
15 parking spaces
- L4** 1001 Broadway
5,000 sf
- L5** Pacific Northwest Research Institute
550 sf
- L6** 718 12th Avenue (Rianna Building)
20 parking spaces
8,168 sf
-  Existing MIO Boundary



PHYSICAL DEVELOPMENT OF CAMPUS

Development Density

Per SMC 23.69.030, density in the master plan is to be limited to a maximum developable gross floor area and an overall maximum floor area ratio (FAR) for the MIO district.

The master plan proposes projects that will add approximately 2,145,000 gross square feet of developed floor area to the campus at full build-out of the campus plan. “Gross floor area” means the number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line.

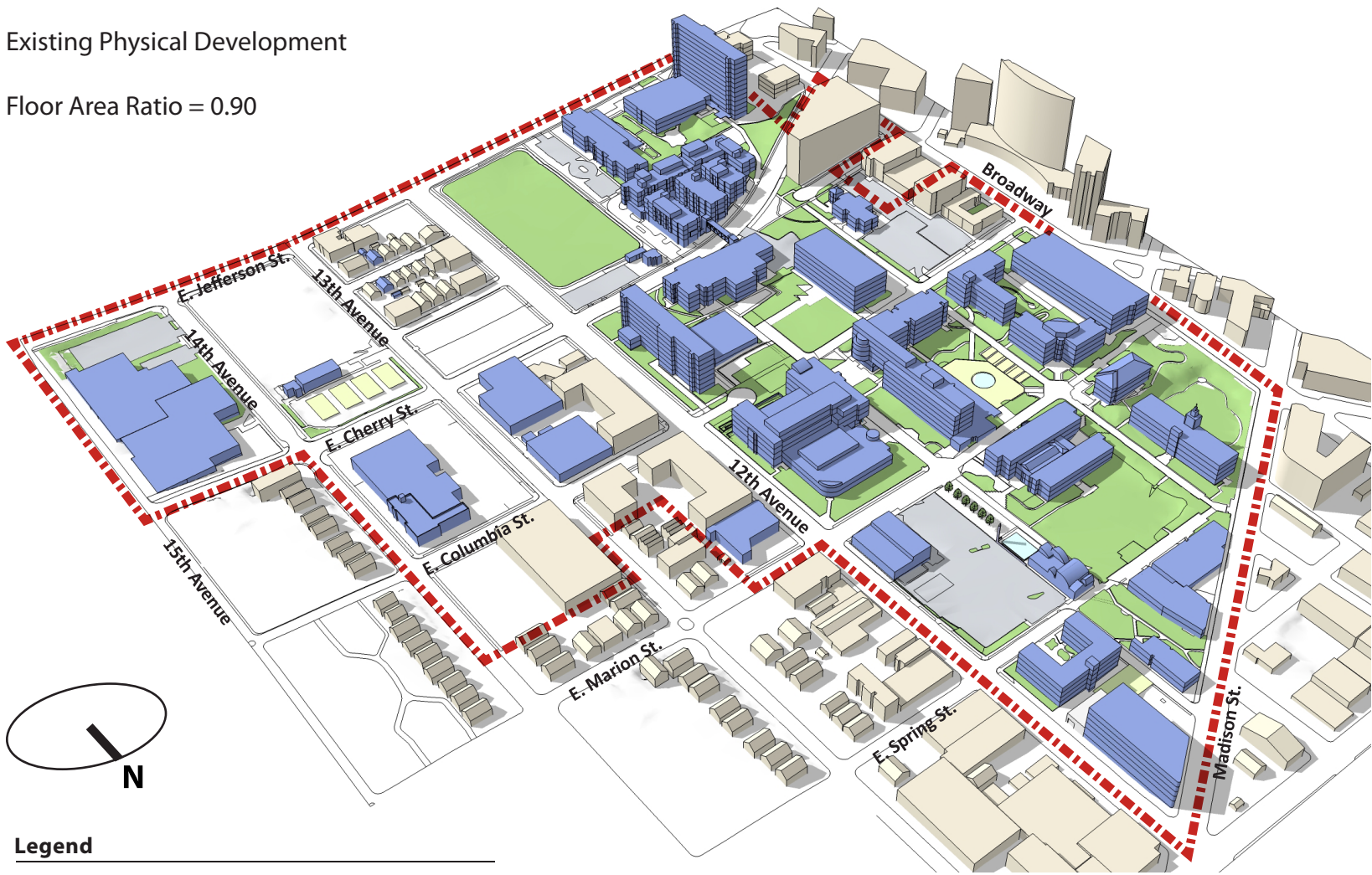
The floor area ratio for the existing campus is about 0.90. At full build-out, the FAR will be approximately 1.79. Even this higher number is low in the context of surrounding development, much of which has an FAR of 4.0 or higher. Several adjacent parcels are zoned to have FAR allowances as high as 7.0.

The university will not develop above an FAR of 2.5




The FAR requirements of underlying zones will not apply within the MIO because the floor area ratio is calculated at the district scale instead of at the project level.

Existing Physical Development

Floor Area Ratio = 0.90

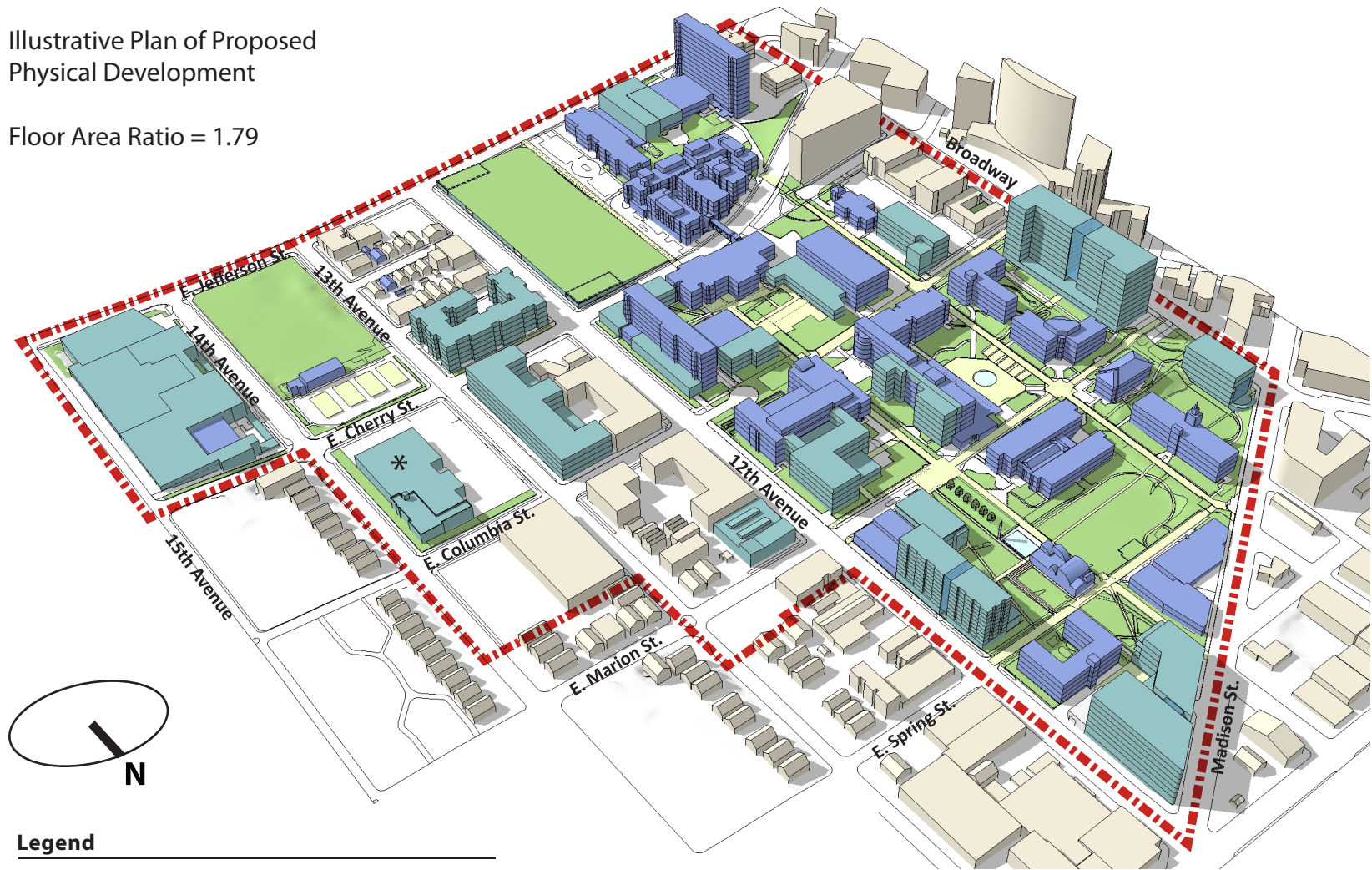


Legend

-  Surrounding Buildings
-  Existing Campus Buildings
-  Existing MIO Boundary

Illustrative Plan of Proposed Physical Development

Floor Area Ratio = 1.79



Legend

- Surrounding Buildings
- Existing Campus Buildings
- Proposed New and Renovated Buildings
- Proposed MIO Boundary

* For potential projects at this location, refer to the Long-Term Plan for the 1313 E Columbia Site in this section






PLANNED OR POTENTIAL STREET AND ALLEY VACATIONS

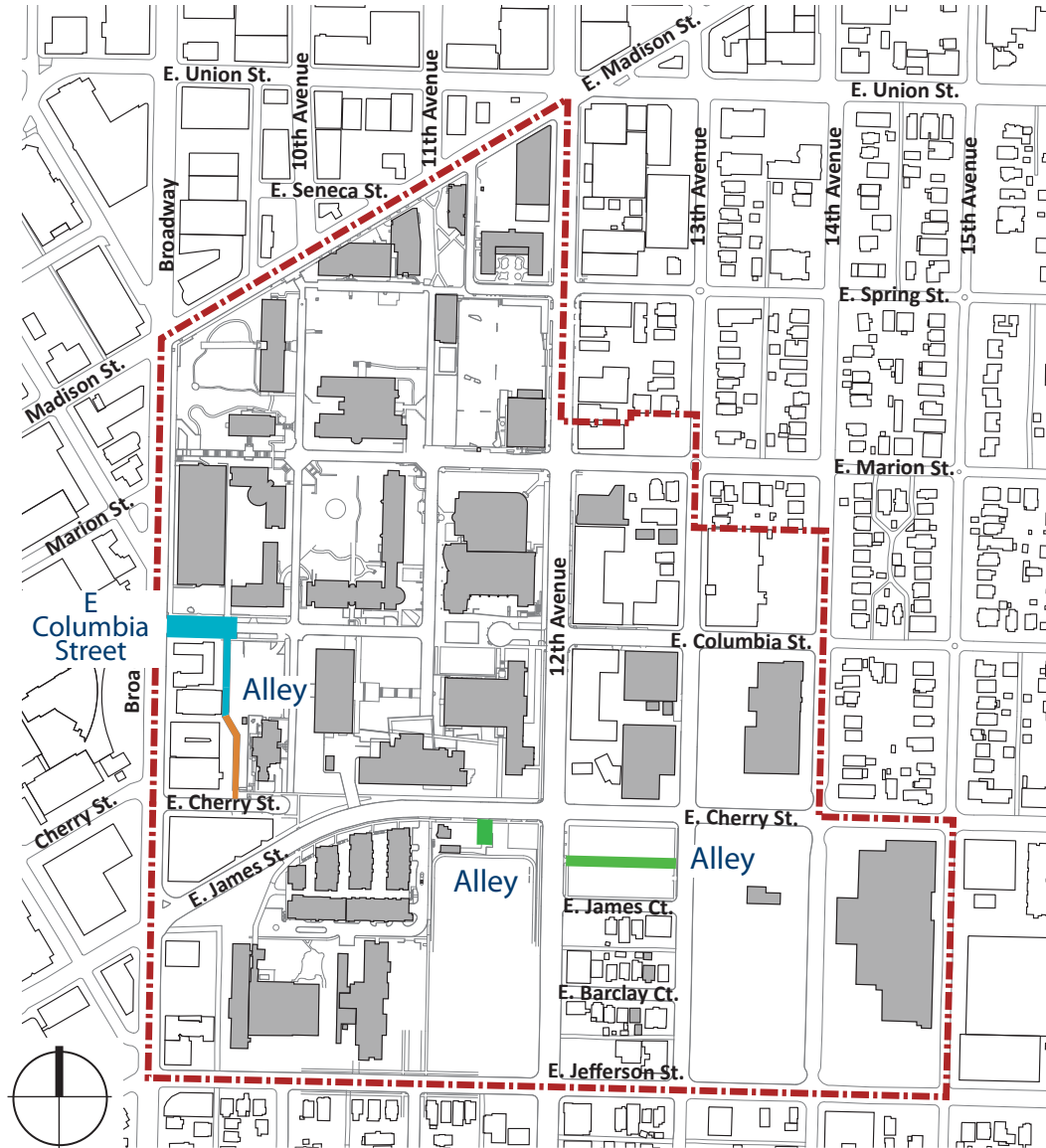
As shown on this page, the vacation of one street segment and four alley segments is proposed. All but the southern portion of the north-south alley between E Columbia and E Cherry Streets were included in the 1997 MIMP.

The University owns a portion of the land immediately adjacent to the proposed alley and street vacation between E Cherry and E Columbia and other property owners own other portions of the adjacent land. Seattle University will not petition the City to vacate any portion of the alley between E Cherry and E Columbia or the E Columbia street segment unless the University secures the written permission of all immediately adjacent landowners. The purpose of these related vacations is to help integrate future development on Broadway with the rest of the campus.

The alley vacations between 11th and 13th Avenue received conceptual approval by the city on October 6th, 2003. They may be finally approved before this MIMP is adopted.

Legend

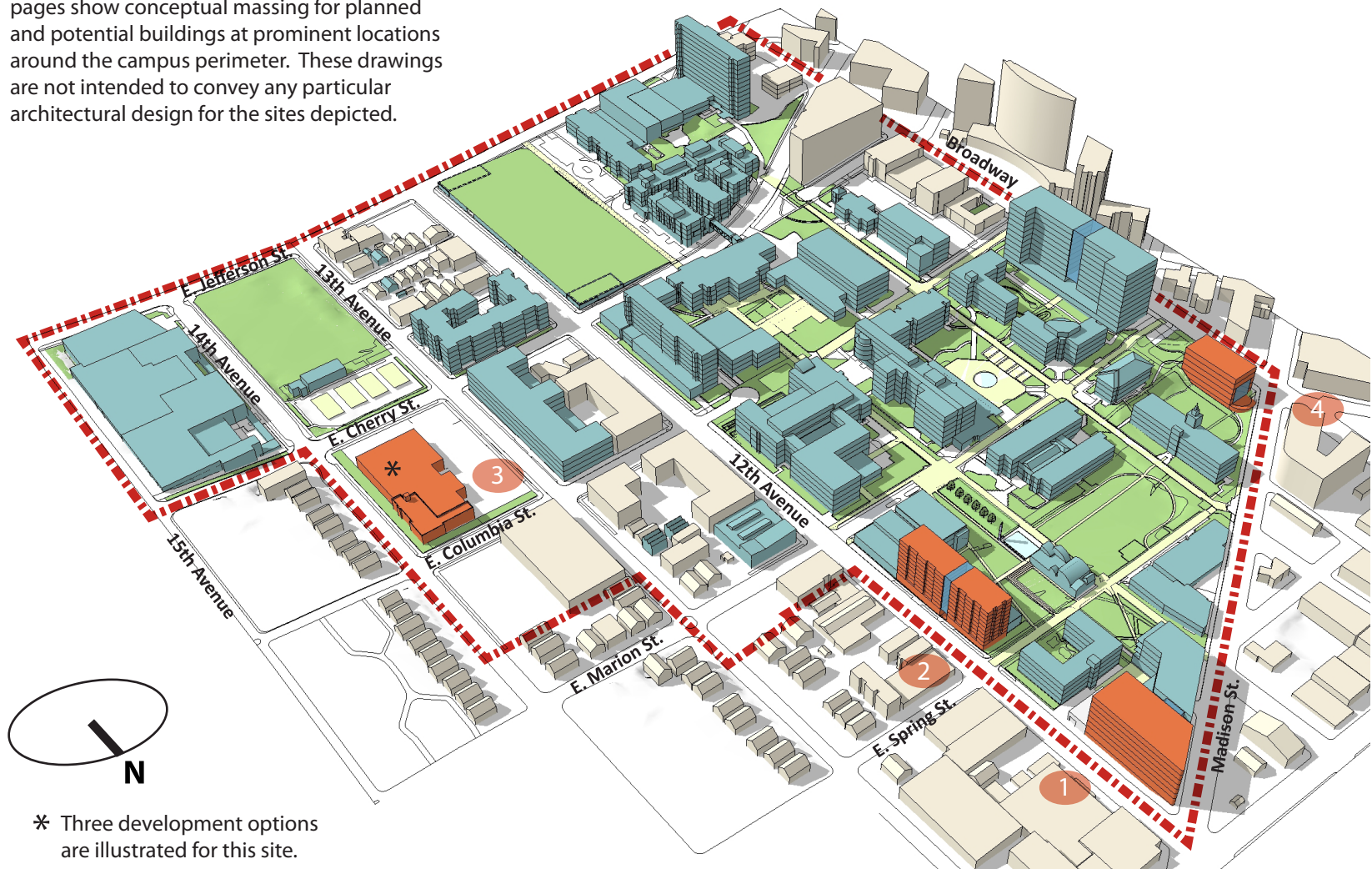
-  Existing Campus Buildings
-  Vacations Approved by City Council But Not Yet Constructed Upon
-  Proposed Vacation Included in the Approved 1997 MIMP
-  Proposed Vacation Under Current MIMP
-  Proposed MIO Boundary



MASSING STUDIES

Illustrative Massing Sketches

The illustrative sketches on the following pages show conceptual massing for planned and potential buildings at prominent locations around the campus perimeter. These drawings are not intended to convey any particular architectural design for the sites depicted.



Sketch 1
Integrated Learning Building
12th Avenue and E Madison Street (looking southwest)



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Sketch 2
Integrated Learning Building
12th Avenue and E Spring Street (looking southwest)



Sketch 3a
Event Center Alternative
1313 E Columbia Site (looking southwest)



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Sketch 3b
Integrated Learning or Student Housing Alternative
1313 E Columbia Site (looking southwest)



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Sketch 3c
Academic Classroom / Science Building Alternative
1313 E Columbia Site (looking southwest)



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Sketch 4
Integrated Learning Building
Broadway and E Madison Street (looking southeast)



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PLANNED INFRASTRUCTURE IMPROVEMENTS

Water Supply

Seattle Public Utilities provides domestic and fire protection water service. Water service to campus is sufficient to accommodate future growth, though some new water lines will be required to service new buildings. The city recently completed a series of infrastructure upgrades along 12th Avenue, though no additional upgrades are known to be planned at this time in the campus vicinity. Seattle University owns and maintains all water lines internal to campus. The majority of campus is served by a low-pressure supply system, while the southwest corner of campus is connected to a high-pressure system.

Sanitary Sewer and Storm Drainage

Most of the Seattle University campus is connected to a combined sewer system serviced by Seattle Public Utilities. Some additional capacity to the storm drainage system may be required for individual projects. Retention tanks for individual buildings may be downsized or eliminated through Low Impact Development techniques that retain water in natural features during storm events. The university is aggressively trying to reduce its impervious footprint and therefore stormwater runoff during heavy rains that can contribute to Combined Sewer Overflow (CSO) events.

Electricity

Electricity is provided by Seattle City Light from two district substations in the area, via pad-mounted switchgear at the north and south sides of campus. Per the Seattle City Light Integrated Resource Plan, sufficient system capacity is planned to accommodate city-wide growth in electrical use for several decades. Some additional infrastructure may be required to supply power to projects east of 12th Avenue, and individual transformers will be required to service larger projects. Electrical reliability in the area is excellent due to the university's proximity to several hospitals.



Rain Garden - Low Impact Development



Building Water Supply System

Natural Gas

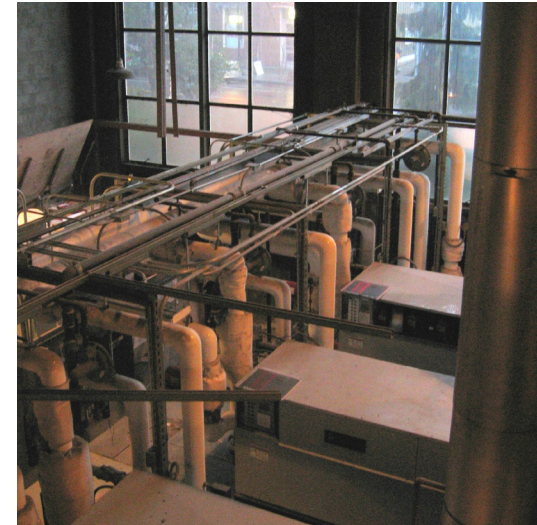
Natural gas is provided to campus by Puget Sound Energy. Gas is supplied at several points and is not connected via a master meter. Seattle University anticipates adding branch service for each new building as required. PSE maintains all gas lines up to the individual building meters as well as easements that allow for subsurface work.

Steam

Steam is provided by Seattle Steam from two plants in the downtown area. The existing connection to campus provides sufficient capacity to accommodate future growth, though new steam lines internal to campus would need to be added for new construction. The primary steam vault is located adjacent to Lemieux Library. The entire steam network after this vault is owned and operated by Seattle University. Steam condensate is not utilized at this time and is added to wastewater flows.

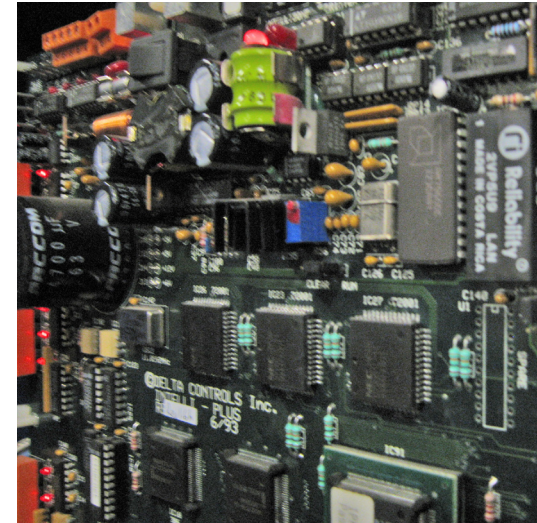
Telecommunications / Data

Data and telecommunications services are provided through several pole attachment agreements and from a data trunk in a Qwest manhole north of campus on 11th Avenue. Data services are provided internally on-campus through fiber cables to individual buildings where it is distributed to CAT-5 or CAT-6 data cabling to individual spaces. An existing laser line-of-sight connection to James Tower provides data service to the leased space there. The Connolly Center telephone service is provided via leased pole attachments. Most campus telephone infrastructure will be decommissioned within the next five years as it is replaced by VoIP. Additional capacity will be required for development of the east side of campus and will require coordination with SDOT to cross street rights-of-way.



Thermal Energy Distribution System













Building Monitoring Electronics





Infrastructure Site Plan


The plan on this page shows the generalized location of campus utility infrastructure as described on the preceding pages. External connections to natural gas, steam, and water supplies as well as sewer are sufficient to accommodate university growth through completion of the proposed plan. Some buildings east of 12th Avenue will connect to existing underground or pole-mounted utilities. Building connections to the internal network of utilities on campus are not shown.

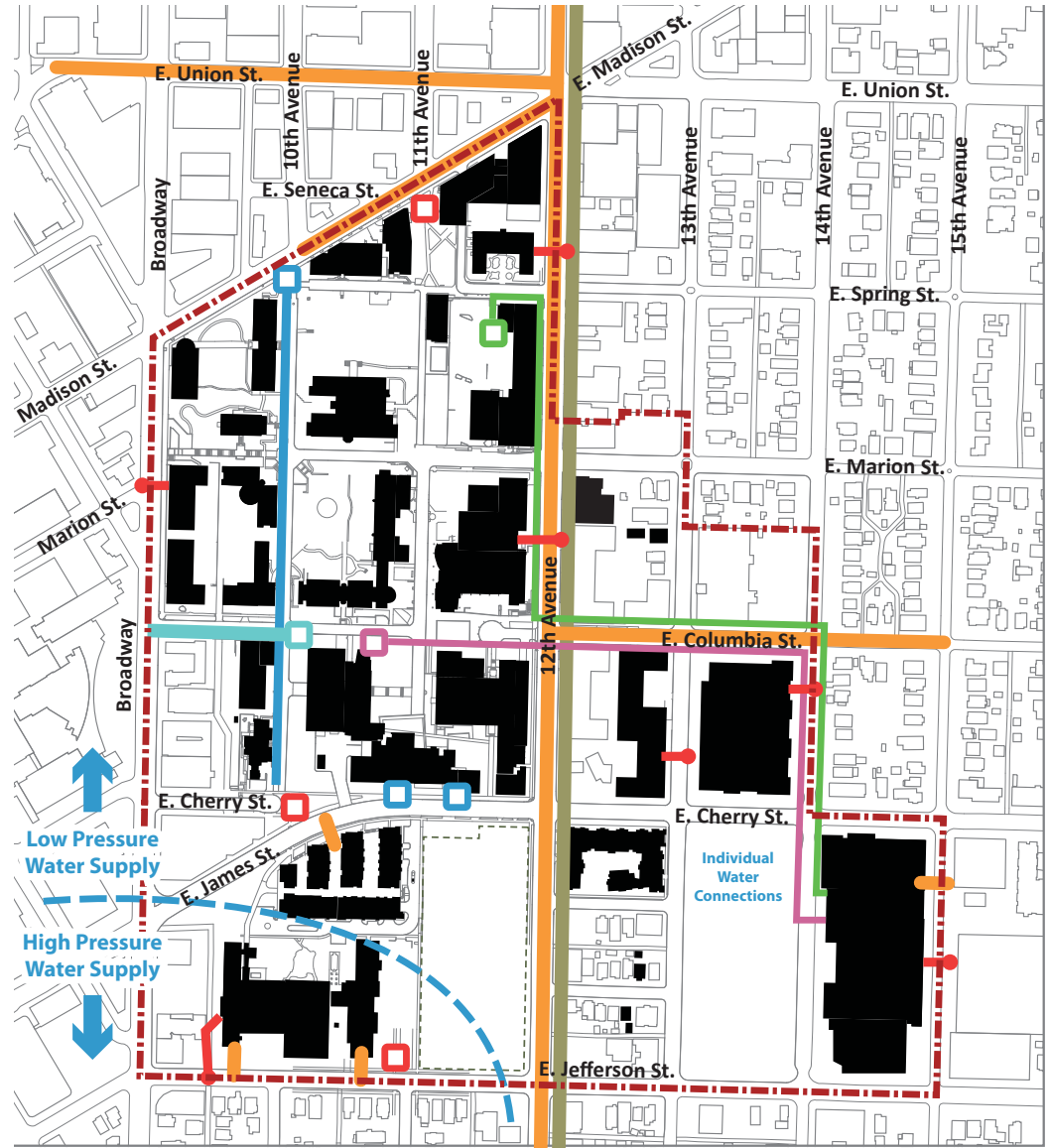
Legend

	Grid Electricity		Switch or Vault
	Natural Gas		Main Vault
	Steam		Data Center
	Data		Telephone Center
	Telephone		Main Meter
	Water		
	Combined Sewer		

 Low Pressure Water Supply

 High Pressure Water Supply

 Individual Water Connections





Use of natural daylight reduces energy consumption

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ALTERNATIVES AND DECENTRALIZATION OPTIONS

Proposed Boundary Expansion

Two MIO boundary expansion areas are included along Broadway. The northern area would be zoned MIO-160, consistent with the higher heights along the Broadway corridor between Seattle University and Swedish Hospital. The southern expansion area along Broadway would be zoned MIO-90. Future development of these areas could accommodate growth on the west side of campus and help unify the university presence along Broadway. With development, the university would also be able to improve existing safety and security issues at the alley just north of E Jefferson. The third boundary expansion area includes the current site of the Photographic Center Northwest (PCNW) and its parking lot to the east as well as the remainder of the block bounded by E Marion to the north and 13th Avenue to the east. The PCNW parcel fronting on 12th Avenue would be zoned MIO-65 consistent with the other heights along that arterial. Consistent with the underlying L-3 zoning, the expansion area west of 13th Avenue would be zoned MIO-37. This area includes the parking lots for the Photographic Center Northwest as well as 5 townhouses already owned by SU which are intended to be used for faculty housing in the long term.

Development Alternatives

Several master plan alternatives are considered that would meet the general needs of the university as defined in this MIMP. The preferred plan as described in this document projects growth to a medium-sized university that supports the Jesuit teaching model of educating the whole person, including an emphasis on the on-campus residential experience. Each alternative is explored within the context of potential impacts to the university and surrounding community. The alternatives are:

1. No Action: in this alternative, the campus would not grow in enrollment. With a growing number of applicants, this is not seen as a viable solution that would support the Seattle University mission and vision.

2. **No Student Housing:** this alternative assumes comparable increases in student enrollment, staff, and faculty to that of the proposed plan. However, additional student housing is not included. This amounts to a reduction of approximately 300,000 s.f. of near-term campus development and at least 260,000 s.f. of long-term potential development, along with a much larger commuter population. As described elsewhere, the university has identified a goal of up to a 60% residential undergraduate population as well as more opportunities for graduate students and faculty to live on campus. This both increases opportunities for meaningful social interaction amongst students and faculty as well as reduces environmental and parking impacts associated with commuting. Additional student housing is critical to the university's mission and plan for growth. A master plan that does not provide for greater on-campus housing is not a viable option for Seattle University. This alternative is explored in greater depth in the Environmental Impact Statement (EIS).
3. **No Alley Vacation:** this alternative assumes a comparable building program to that of the proposed plan, but without the vacation of any of the three proposed alley/alley segments. Two of the proposed alleys were included in the 1997 MIMP and will likely be vacated before publication of the Final Compiled Plan.
4. **No MIO Boundary Increase:** this alternative explores how the university might achieve its development objectives without expanding the MIO boundary. However, as a strategic framework, the MIO expansion will afford important flexibility for the university in the long term. Without a boundary increase, the university would be less able to consider property acquisitions in these areas for potential university development or in partnership with a private developer for university-related uses. As university needs evolve and grow, this kind of flexibility is important while also providing opportunities to improve the neighborhood such as along Broadway and E Jefferson. This alternative is explored in greater depth in the Environmental Impact Statement (EIS).

- No Height Increase East of 12th: this alternative explores how the university might achieve its development objectives without increasing height limits in areas east of 12th Avenue. Two planned or proposed building projects would be affected by this scenario. These are project #301 and #312 as identified on the Long-Term Plan in the Development Program section.

Project #301 is a potential long-term development of student housing, office, and/or mixed-use along 13th Avenue between E Columbia and E Cherry Streets. This development is proposed to be approximately 185,000 gross square feet with a height of 65 feet. Per the existing height limit, the building would be limited to 50', losing one floor equivalent to approximately 31,000 sf or 45 beds of student housing.

Project #312, at 1313 E Columbia (previously the Qwest site), has three possible uses. The first is student housing. Limiting development to the current 37' height limit (3 stories) would reduce housing capacity to approximately 225 beds, half of the university proposal for 65 feet (six stories). Other proposed uses for the 1313 E Columbia site include academic space and a university event center. For academic uses, which have higher floor-to-floor height requirements (averaging approximately 13' per floor or more), the existing zoning would limit construction to two stories, reducing proposed capacity by 210,000 square feet. The third proposed use, a campus event center, is not possible within the height limit of 37 feet. This program requires a site similar in size to 1313 E Columbia Street. There are no other such sites in the immediate vicinity of campus. If the height limit is not increased for this property, 150,000 to 280,000 square feet of space or 225 beds of housing will have to be located elsewhere, depending upon the ultimate use.

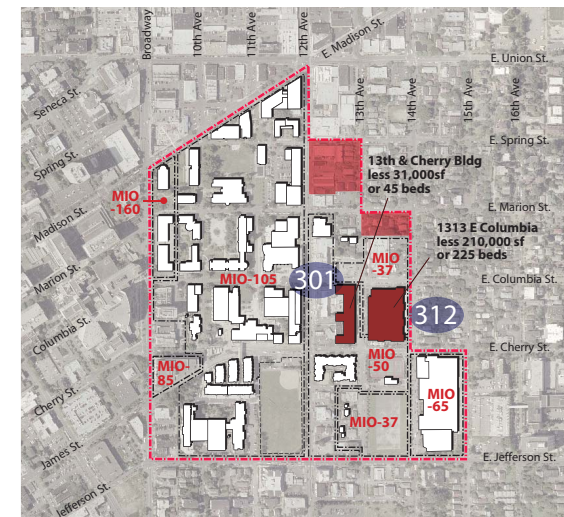
The plan for Alternative 5a shows how substantial increases in building heights on Broadway and 12th Avenue might make up this floor area. These locations may not meet programmatic needs. The plan for Alternative 5b shows the estimated area of MIO expansion in the vicinity of the core campus in order to acquire sufficient land and development capacity to replace the lost building area at projects 301 and 312.

For this alternative, it is assumed that the 105' allowance for athletic field lighting would remain at Championship Field, the necessary height to support high-focus fixtures that minimize light trespass compared to traditional systems.

Alternative 5a: Increased Heights on Campus



Alternative 5b: Increase MIO Boundary E of 12th Ave



6. **MIO Expansion South of E Jefferson Street:** this alternative explores how the university might expand the MIO boundary south of E Jefferson Street to meet its development objectives. In general, expanding the MIO boundary south of Jefferson is inconsistent with major goals of the plan, including strengthening a sense of community on campus, minimizing the E James / E Cherry Street divide (crossing E Jefferson would create yet another divide), and reducing pedestrian crossing hazards.

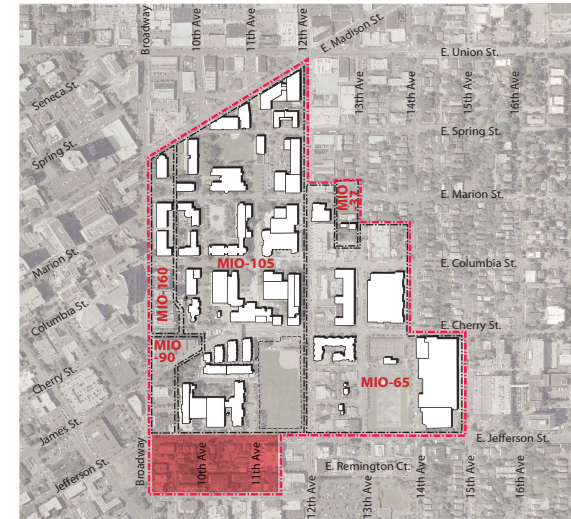
Alternative 6a shows where Seattle University might expand south of E Jefferson Street and to the west of 12th Avenue as recommended for study by the CAC. The 2-½ block area in this option contains a total of 408 dwelling units: 3 single-family residences, 326 apartments (many of which are affordable), 71 condominiums, 8 townhouses, and 1 small convenience store.

Alternative 6b shows where the university might expand south of E Jefferson Street from west side of 12th Avenue to 14th Avenue. The 2-½ block area in this option contains a total of 36 dwelling units: 7 single-family residences, 22 apartments, 7 townhouses, 4 small retailers or restaurants, 1 gas station, 2 small office buildings, and 2 multistory office buildings. Assembling contiguous developable land in these areas would be virtually impossible, as at least a portion of each block is made up of townhouses or condominiums. In both alternatives, the assembly of full blocks would still not provide sufficient land area to support the program elements identified in the Long-Term Plan for 1313 E Columbia section of this chapter.

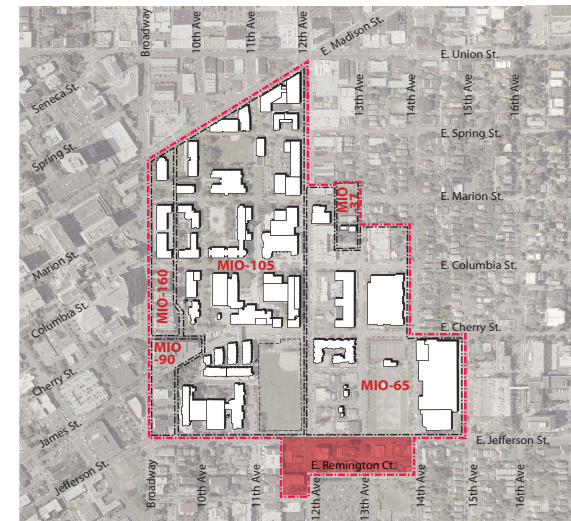
Most of the parcels are not feasible for university development. Furthermore, development of many of these parcels would contradict City of Seattle Comprehensive Plan goal LU11 that seeks to reduce impacts on affordable housing.* Specifically, the seven blocks immediately south of Jefferson Street have a mix of uses and development potential. However, even if these parcels prove to be more developable than immediately evident, the issues mentioned above preclude a viable campus expansion option.

*LU11 "In order to maintain the character of Seattle's neighborhoods and retain existing affordable housing, discourage the demolition of residences and displacement of residents, while supporting redevelopment that enhances its community and furthers the goals of this Plan." Seattle Comprehensive Plan Update (2005)

Alternative 6a: South of Jefferson, 11th to Broadway



Alternative 6b: South of Jefferson, 12th to 14th Ave



7. Decentralization: Seattle University presently has an East-Side campus located in Bellevue. The 9,000 SF facility is located in one building. The Decentralization Option would require use of multiple facilities located throughout the region and an increased dependence on distance learning. The Jesuit model for education of the 'whole person', including the opportunity for an on-campus residential experience, strongly points to the need for a centralized environment with face-to-face interaction in a campus setting. As such, it was determined that this alternative is not viable in meeting the university mission or objectives, particularly at a lower environmental cost or decreased level of environmental degradation.



Development Standards

INTRODUCTION

The development standards component in an adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District and shall supersede the development standards of the underlying zone. Where standards established in the underlying zone have not been modified by the master plan, the underlying zone standards shall continue to apply. The MIMP process allows for changing the underlying zoning designation; however, this master plan makes no changes to the existing underlying zoning. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon for the physical development of campus, many of the details are conceptual at this point. For this master plan to be successful, it is necessary to balance the rigor of specific requirements with the flexibility to address future needs as new conditions arise.

For standards that are measured, such as height and density, an explanation of the method used to calculate these can be found in the Definitions and Measurements section.

GENERAL REQUIREMENTS

Per SMC 23.69.020, the following development standards are common to all Major Institutions:

When subject to the requirements of the underlying zone, Seattle University will follow the standards for institutions within these zones, except for the dispersion requirement;

Development standards for Major Institution uses within the MIO District, except for those provisions related to transportation concurrency (SMC 23.52) may be modified through the adoption of this plan;

The demolition of structures containing residential uses which are not Major Institution uses shall be prohibited if the demolition is intended to provide a parking lot or structure to accommodate non-required parking or to reduce a parking deficit;

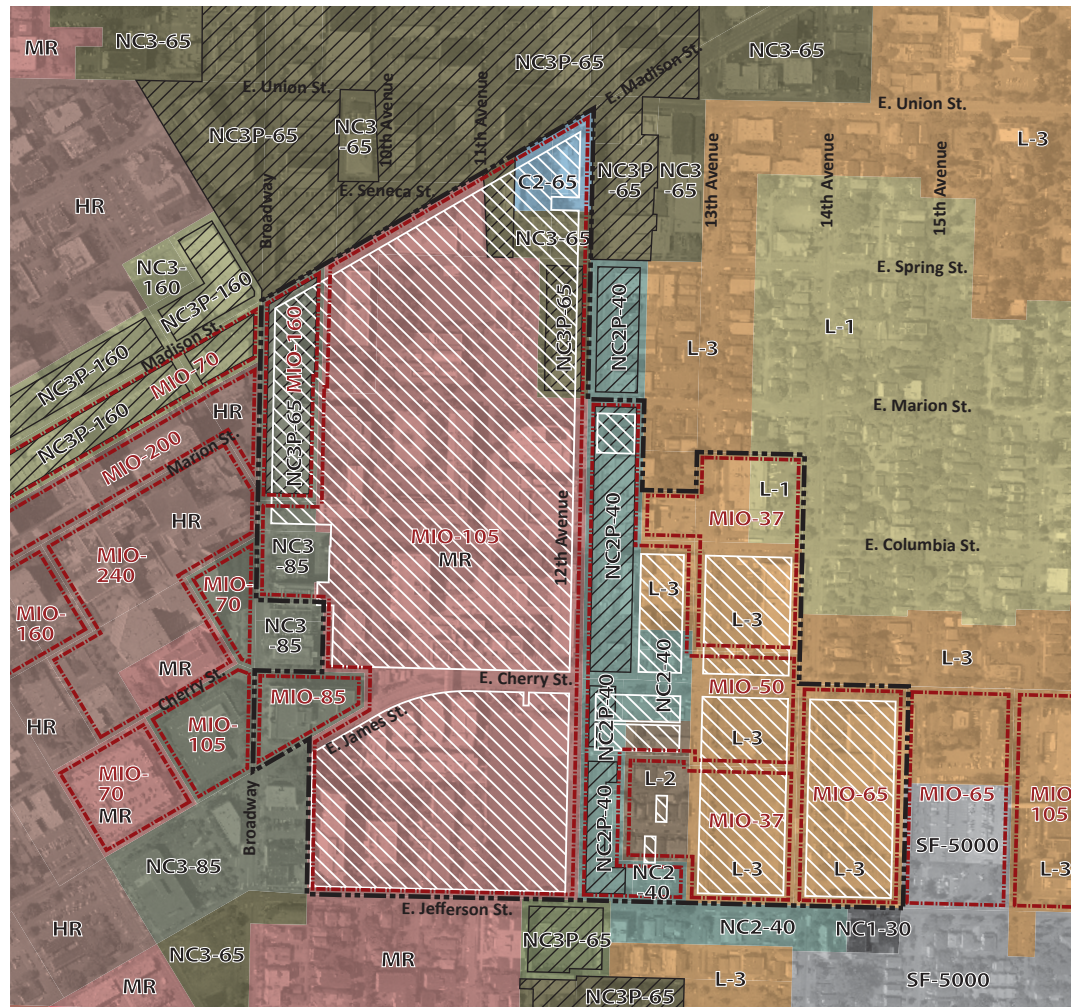
When a pedestrian designation in a commercial zone occurs along a boundary or within a campus, the blank facade standards of the underlying zone shall apply as per SMC 23.47A.008.A.2. (See Pedestrian Designated Streets in the next section.)

ZONING

The diagram on the following page shows the zoning context for the campus as it exists in early 2010. The diagram shows the overlap of the underlying zoning, the current MIO boundary and MIO zoning, and the extent of university-owned parcels. The plans on the subsequent pages provide additional information about the existing and proposed zoning.

The underlying requirements for residential multifamily zones are found at SMC 23.45.090 through 23.45.102 and for commercial zones at 23.47A. Per SMC 23.69.020.B, the Major Institution Master Plan may modify these requirements in order to fulfill the purpose and intent of the Major Institution Overlay District.

Some development standards are provided by the Major Institution Overlay District code itself, and therefore do not require additional clarification. This includes permitted and conditional uses, pedestrian designated areas, and signage standards.



Neighborhood Commercial 3-160' (NC3-160)	Residential Multifamily Highrise (HR)
Neighborhood Commercial 3-85' (NC3-85)	Residential Multifamily Midrise (MR)
Neighborhood Commercial 3-65' (NC3-65)	Residential Multifamily Lowrise 3 (L-3)
Neighborhood Commercial 3-40' (NC3-40)	Residential Multifamily Lowrise 2 (L-2)
Neighborhood Commercial 2-40' (NC2-40)	Residential Multifamily Lowrise 1 (L-1)
Neighborhood Commercial 1-30' (NC1-30)	Residential Single-Family 5,000 sf (SF 5000)
Commercial 2 - 65' (C2-65)	Pedestrian Designated Overlay (P suffix)

Existing Zoning Plan

The zoning plan on this page shows underlying zones with the existing campus property and existing Major Institution Overlay (MIO) boundaries.

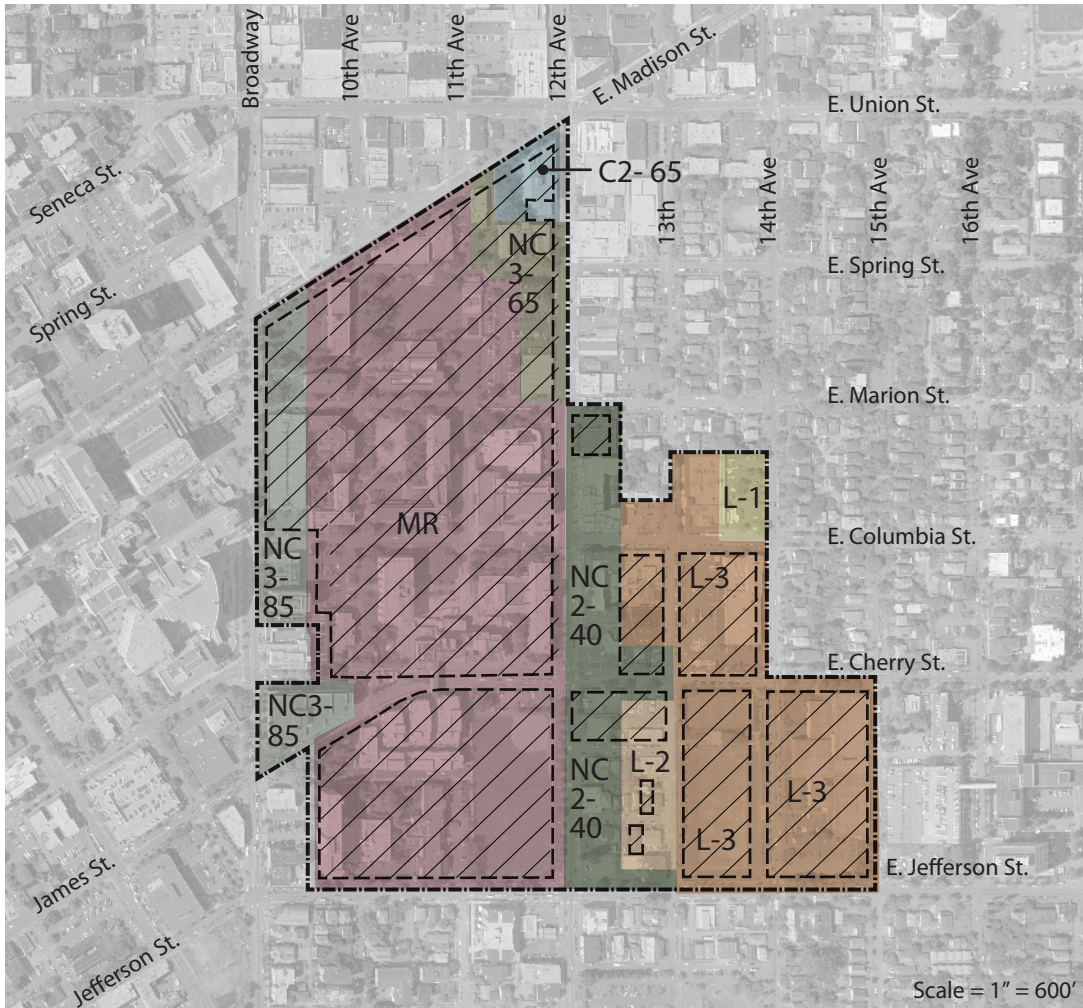
Seattle University owns 48 acres within this area. The underlying zones for the Seattle University area are classified as Residential Multifamily Midrise (MR) for most of the central campus areas, Neighborhood Commercial 3-85 (NC3-85) at the west edge, Commercial 2-65 (C2-65) at the north-east tip, as well as Neighborhood Commercial 2-40 (NC2-40) and Residential Multifamily Lowrise 1, 2, and 3 (L1, L2, L3) at the east edges of campus.

A "P" designation included with any of the NC zoning indicates that specific pedestrian-oriented zoning requirements apply when a parcel fronts on a pedestrian designated street, including E Madison, E Union, Broadway and Broadway East, 10th Avenue, 11th Avenue, 12th Avenue. See the Pedestrian Designated Streets diagram in this section for more information.



- Existing Seattle University MIO Boundary
- Existing MIO Zones (All Institutions)
- Property Owned By Seattle University

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- | | |
|--|---|
| Neighborhood Commercial 3-85' (NC3-85) | Residential Multifamily Midrise (MR) |
| Neighborhood Commercial 3-65' (NC3-65) | Residential Multifamily Lowrise 3 (L-3) |
| Neighborhood Commercial 2-40' (NC2-40) | Residential Multifamily Lowrise 2 (L-2) |
| Commercial 2 - 65' (C2-65) | Residential Multifamily Lowrise 1 (L-1) |

Underlying Zoning in Current MIO Boundary

The plan on this page shows the underlying zoning within the existing MIO boundary. Parcels owned by Seattle University are depicted by a hatch within this boundary.

This master plan makes no changes to the underlying zoning within the existing or proposed MIO District.

- Seattle U. Major Institution Overlay (MIO)
- Existing MIO zoning
- Property owned by Seattle U.






Designated Pedestrian Streets

The plan on this page shows the locations where pedestrian zoning designations front on pedestrian designated streets, per SMC 23.47A.005.

Seattle University will promote a pedestrian-friendly streetscape along all of its campus edges, with special attention focused on the 12th Avenue corridor. Additional information on enhancements to the pedestrian environment can be found in the following sections:

- Street Level Development Standards and Uses (in this chapter)
- Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter)

Legend

-  Future Campus Buildings
-  Designated Pedestrian Street
-  Proposed MIO Boundary

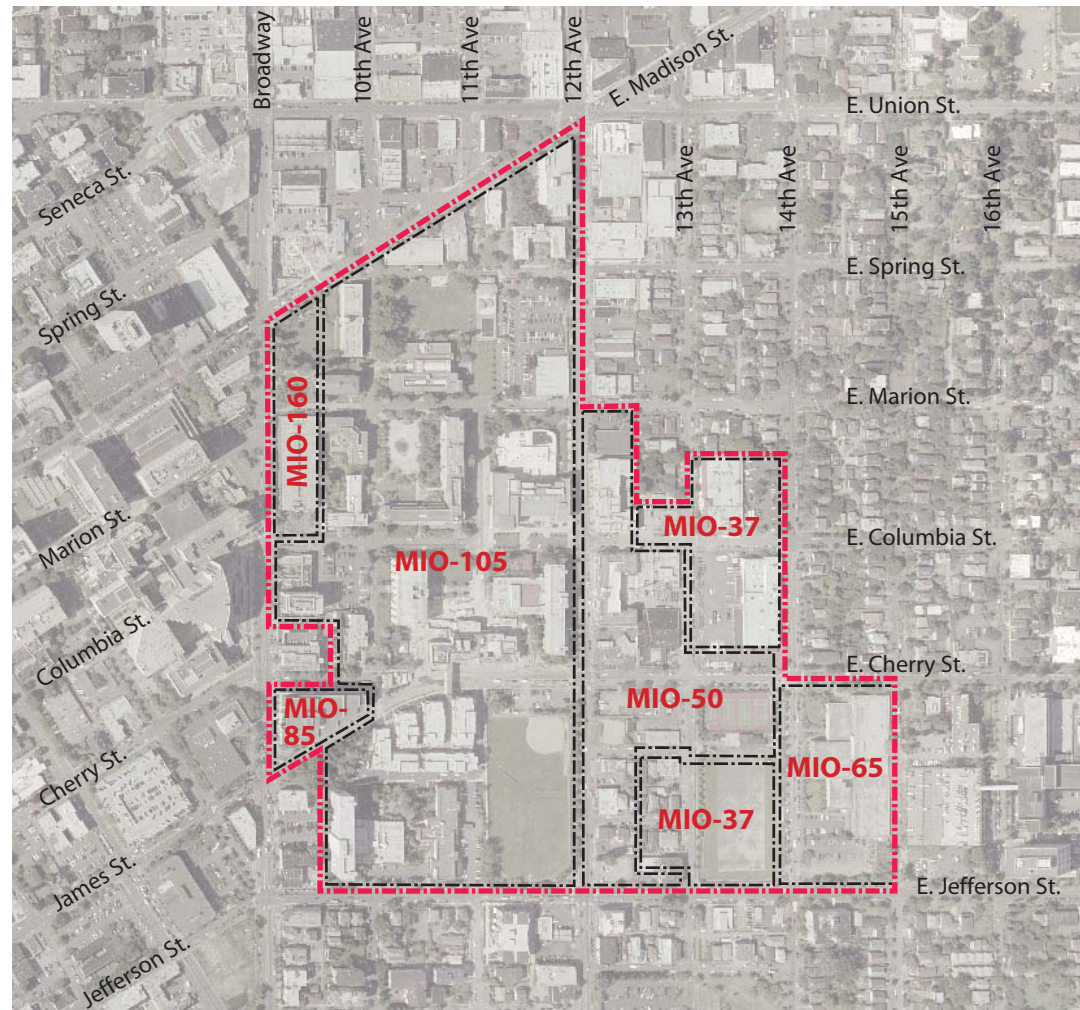


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Existing MIO Boundary and Zoning

This page shows the existing MIO boundary and zoning as approved in the 1997 Major Institution Master Plan. Height limits for the existing site plan range from 37 feet to 160 feet.

The area included within the existing MIO boundary is approximately 3,090,720 sf (70.95 acres) including all public rights-of-way. The parcel area within the MIO boundary (excluding ROW) is 54.9 acres, including both Seattle University and non-university owned land.



- Major Institution Overlay (MIO) zones
- Existing MIO boundary

Scale = 1" = 600'

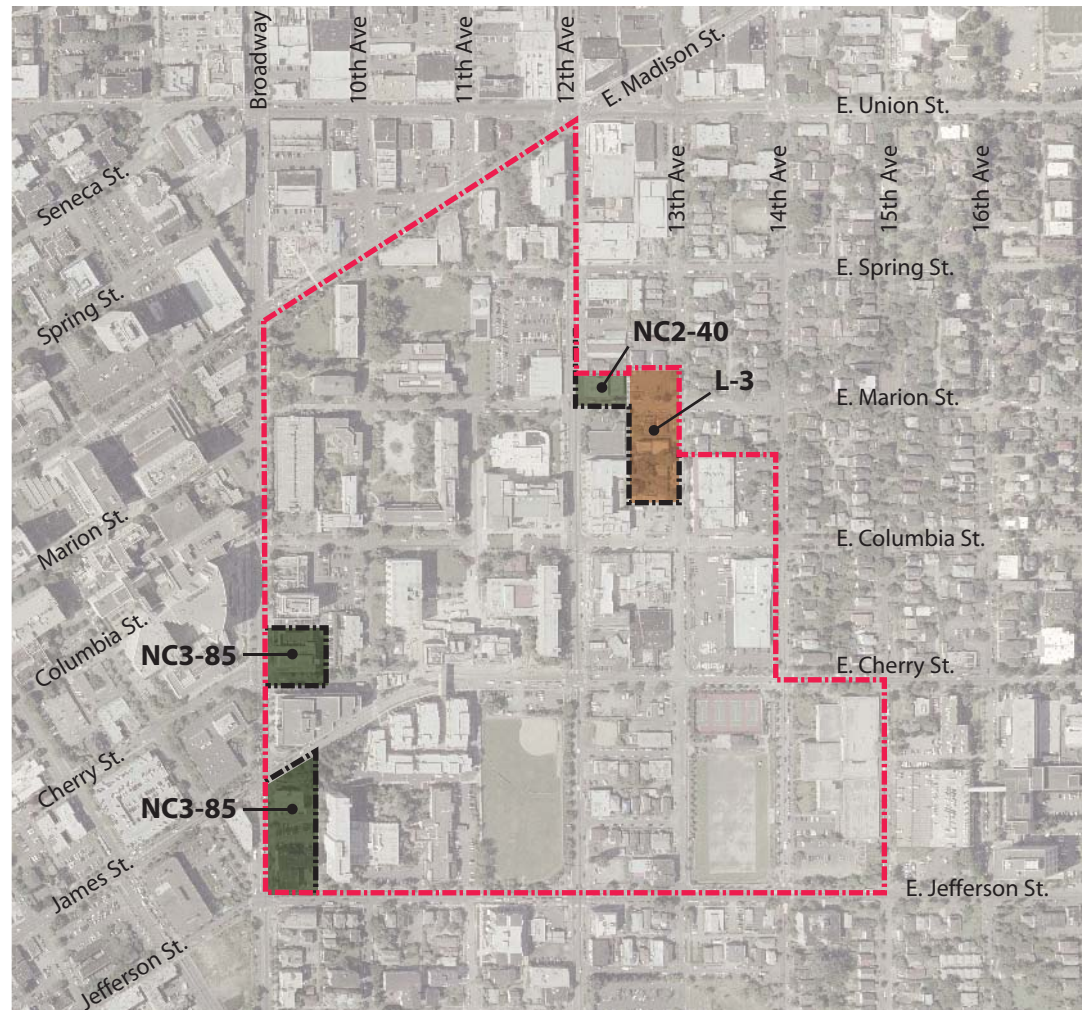


Proposed MIO Boundary Expansion

The plan on this page shows the existing Major Institution Overlay (MIO) zones along with the expanded MIO District boundary. Seattle University proposes this expansion of the MIO boundary to allow flexibility and the opportunity for partnerships for future growth and development. By expanding the MIO boundary, Seattle University will have the opportunity to help the neighborhood create a more vital and engaged urban village.

Proposed MIO adjustments are shown for an area centered on E Marion Street between 12th Avenue and 13th Avenue as well as two areas along Broadway between E Columbia Street and E Jefferson Street. The underlying zoning for these areas is called out on the plan.

The area included within the proposed MIO boundary is approximately 3,264,943 sf (74.95 acres) including all public rights-of-way. The parcel area within the proposed MIO boundary (excluding ROW) is 56.9 acres, including both Seattle University and non-SU owned land. This is a 2.0 acre increase (3.6%) over the existing parcel area within the MIO boundary.



- Existing MIO boundary
- .-.- Proposed MIO boundary

Scale = 1" = 600'



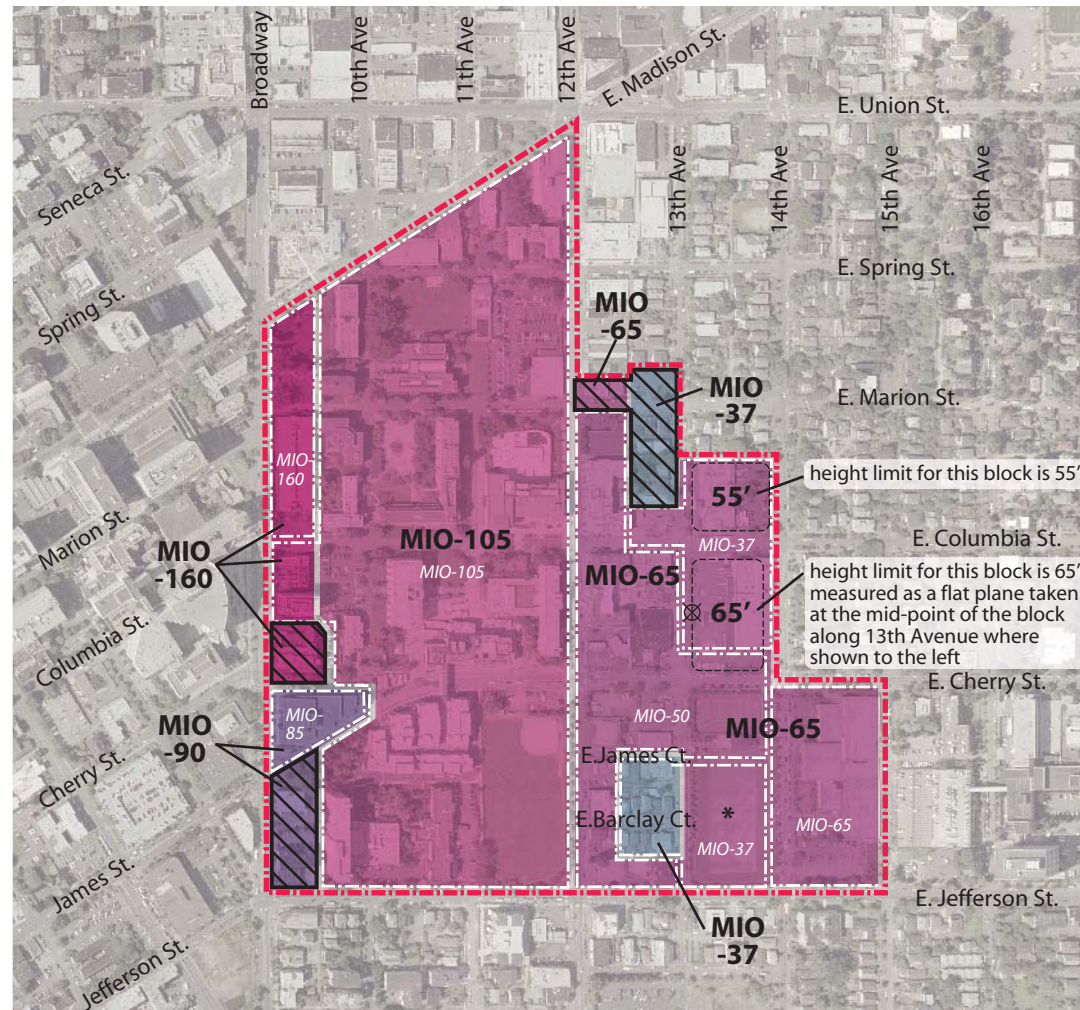
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Proposed Building Height Limits

This plan shows the proposed MIO zoning in solid colors and the existing MIO zoning with white boundaries and text. New MIO heights are proposed along Broadway between E Cherry Street and E Columbia Street as well as between E Marion Street and E Jefferson Street along the eastern portions of campus.

The proposed height change is intended to provide a buffer from the higher-density hospital properties along Broadway as well as the flexibility to implement mixed-use (retail, academic, and housing) development east of 12th Avenue. Much of the area surrounding E James and E Barclay Courts has been retained as MIO-37 to help maintain the small scale feel of these two blocks. The specific height recommendations east of 13th Avenue between E Marion and E Cherry Streets were designed to provide flexibility for future university development while mitigating some of the height concerns posed by neighboring residents.

Buildings with academic uses are now averaging larger floor-to-floor dimensions than in the past to allow for a more flexible structure, the demands of information technology, and sustainable features. Emerging building types that support a range of sustainable features are frequently taller and narrower. This allows for greater availability of natural light and ventilation, improving occupant well-being and decreasing heating and cooling loads, as well as preserving more open space adjacent to the building.



- Existing MIO Boundary
- Existing MIO Zoning Designation
- Proposed MIO Boundary
- Proposed MIO Zoning Designation
- MIO Boundary Expansion Areas

* Lights associated with sports field allowable up to 105' height limit.

Scale = 1" = 600'



Boundary and Building Height Limits

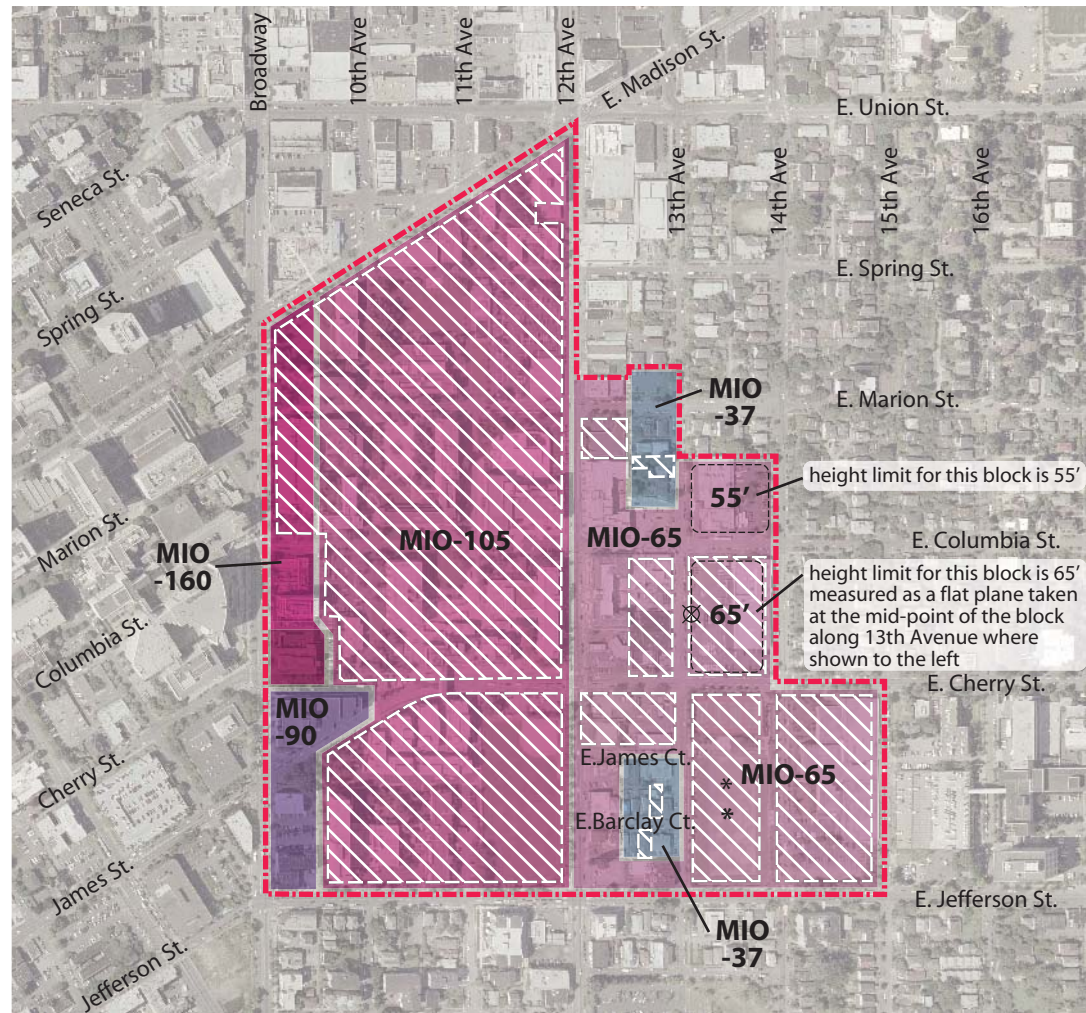
The plan on this page shows the existing university-owned property in the context of the proposed MIO boundary and zoning.

Expanding the MIO boundary helps unify the potential future expansion of the campus. Although Seattle University currently does not have plans to acquire or lease property within the expanded MIO boundaries, the areas proposed for the MIO boundary expansion are the most logical areas for SU growth in the long term.

Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. A land use code amendment may be advisable for use of the alternative height measurement technique on the 1313 E Columbia site. This will be addressed if and when permits are sought for development that relies on this technique.

The following modification shall also apply:

- To support sustainable energy options, rooftop coverage limits including but not limited to 23.47A.012.D.4, shall be replaced with a 100% rooftop coverage allowance for the collection of solar or wind energy and other sustainable technologies.



- Existing Major Institution Overlay (MIO) zones
- Proposed MIO boundary
- Parcels owned by Seattle University

* Lights associated with sports field allowable up to 105' height limit.

Scale = 1" = 600'



Academic & Housing at 12th & Madison (Project #106);
and Academic & Housing on E Madison (Project #307)*

The Academic and Housing at 12th and E Madison project (#106), also known as the Self-Storage Building, is a planned near-term project and consists of renovation of the existing Self-Storage building and an addition of approximately 55,000 square feet.

The Academic and Housing on E Madison project (#307) is a potential long-term project that would add approximately 75,000 square feet. Due to the deep depression to the west of the Self-Storage Building and east of the Lynn Building, the standard measurement technique may be inappropriate for these projects, therefore it may be appropriate to measure height as specified in DPD Director's Rule 12-2005.

This Director's Rule authorizes an adjustment of the grade used for measuring structure height where there are unusual topographic conditions and certain other criteria are met. The university may request that DPD use Director's Rule 12-2005 or its successor when permits are sought for these projects.

*More information on these projects can be found in the Development Program chapter.



Area behind Self-Storage Building

BULK AND DENSITY STANDARDS

The following pages describe the major physical standards proposed by this master plan. The modifications cover height limits, structure setbacks, lot coverage, development density, open space and landscape, transition in height and scale across the site, building width and depth limits, and pedestrian circulation.

Transition in Height and Scale

The proposed height limits provide a transition from the high-density hospital and medical offices area to the west of campus to the lower-density single and multi-family residential areas to the east.

Structure Width and Depth Limits

No specific structure width and depth limits are required, as building bulk is sufficiently addressed through height limits, building setbacks, lot coverage, and floor area ratios. In lieu of 23.45.094, modulation requirements are specified below in 'Building Modulation'.

Building Modulation

For the purposes of this Master Plan, modulation of building facades located 5' or less from the public right-of-way shall be consistent with underlying zoning, except that:

- no modulation of building facades shall be required where structures abut or are located across the right-of-way from other university-owned property;
- no modulation of building facades shall be required along 12th Avenue in areas zoned MR.

Floor Area Ratio

Floor Area Ratio as a means of assessing density is applied per 23.69.030.E.2, not per underlying zoning. Per the MIO code, a district-wide floor area ratio is discussed in the Development Program section of this MIMP. Floor area below grade and that used for structured parking shall not count toward the total.

BUILDING SETBACKS FOR STRUCTURES

In lieu of 23.45.096 and 23.47A.014, the following setback requirements shall apply:

Street-level setbacks are proposed along boundaries with residential uses. Where university-owned parcels are situated directly across from one another on a right-of-way or where adjacent to other commercial or institutional uses, a zero foot (0') setback is proposed.

One purpose of a 0' setback is to maintain a strong pedestrian streetscape experience along arterials. All required setbacks are 0' from the public right-of-way except where noted on the Proposed Setbacks for Structures diagram on the following page.

The following amendments are also proposed:

- The 15' setback for the Connolly Center shall not apply to remodels or additions to the existing structure.
- In addition to the list of structures excepted from setback requirements per the underlying zoning, spectator seating and other uses accessory to athletic fields shall be allowed.
- If the land to the west of Campion Tower is acquired or developed in conjunction with Seattle University, the setback requirement shall be 0'.
- Building features that support campus sustainability and the reduction of greenhouse gas emissions shall be allowed within the specified setbacks.
- Accessory structures and site furniture that support campus sustainability and the reduction of greenhouse gas emissions shall be allowed within the specified setbacks; these could include rain barrels and other rainwater storage systems, covered bicycle parking, and bicycle lockers.



View Along 12th Avenue







Proposed Setbacks for Structures

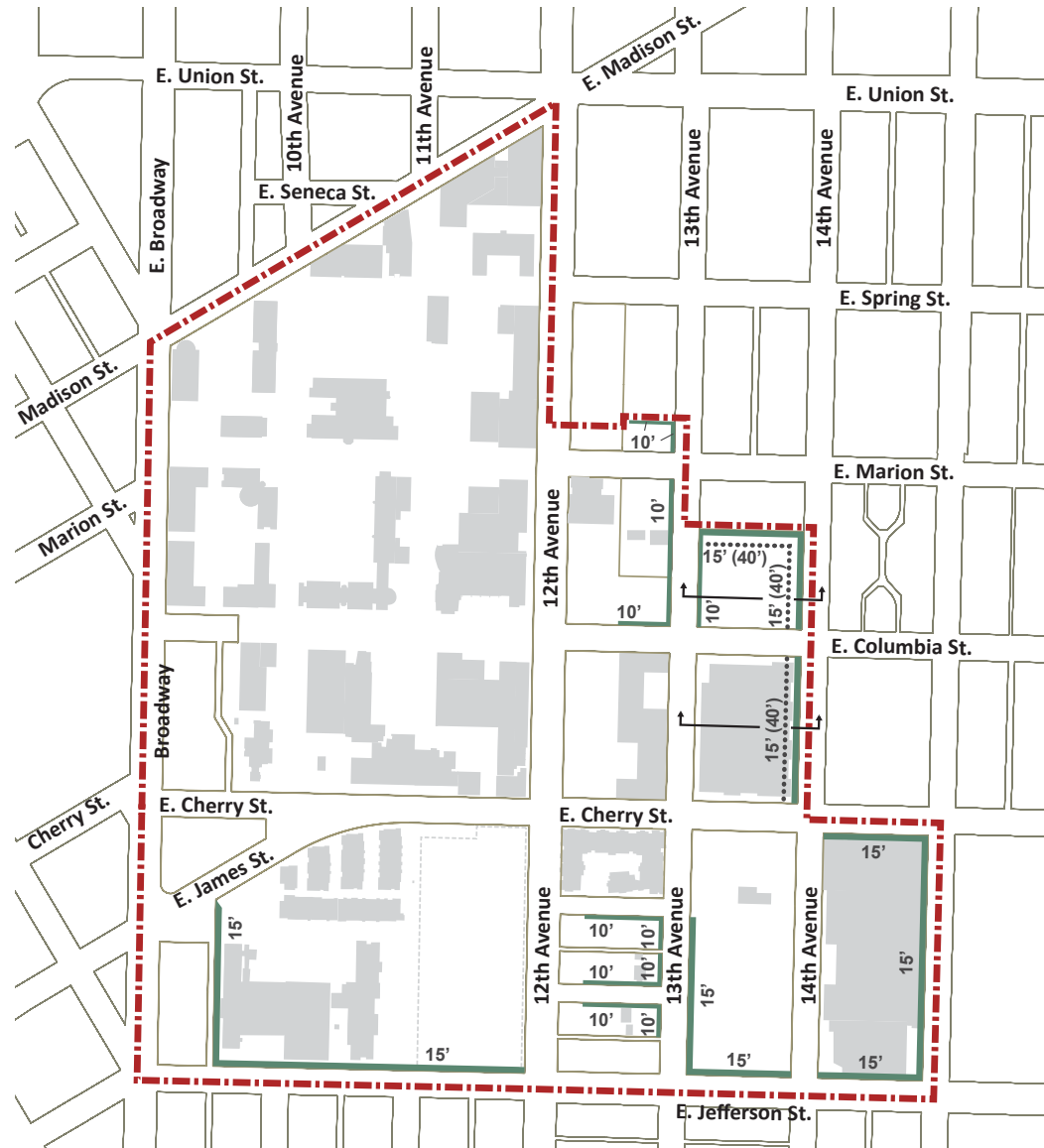
The plan on this page shows the location of building setbacks for major structures. The solid green bars represent setbacks at street level, measured from the right-of-way (ROW). The total required street-level setback is indicated next to each green bar.

Upper level setbacks are shown in parentheses and are represented by a dotted line. These setbacks begin at 40' above street level and are measured from the right-of-way.

Section drawings showing how this impacts the 1313 E Columbia and 1300 E Columbia (Laundry Services Building) sites in particular are provided in the Street Sections diagrams beginning on the next page.

Legend

-  Proposed Campus Buildout
-  Street Level Setbacks from ROW
-  Upper Level Setbacks from ROW
-  Location of Section Cut Drawings
-  Public Rights-of-Way
-  Proposed MIO Boundary



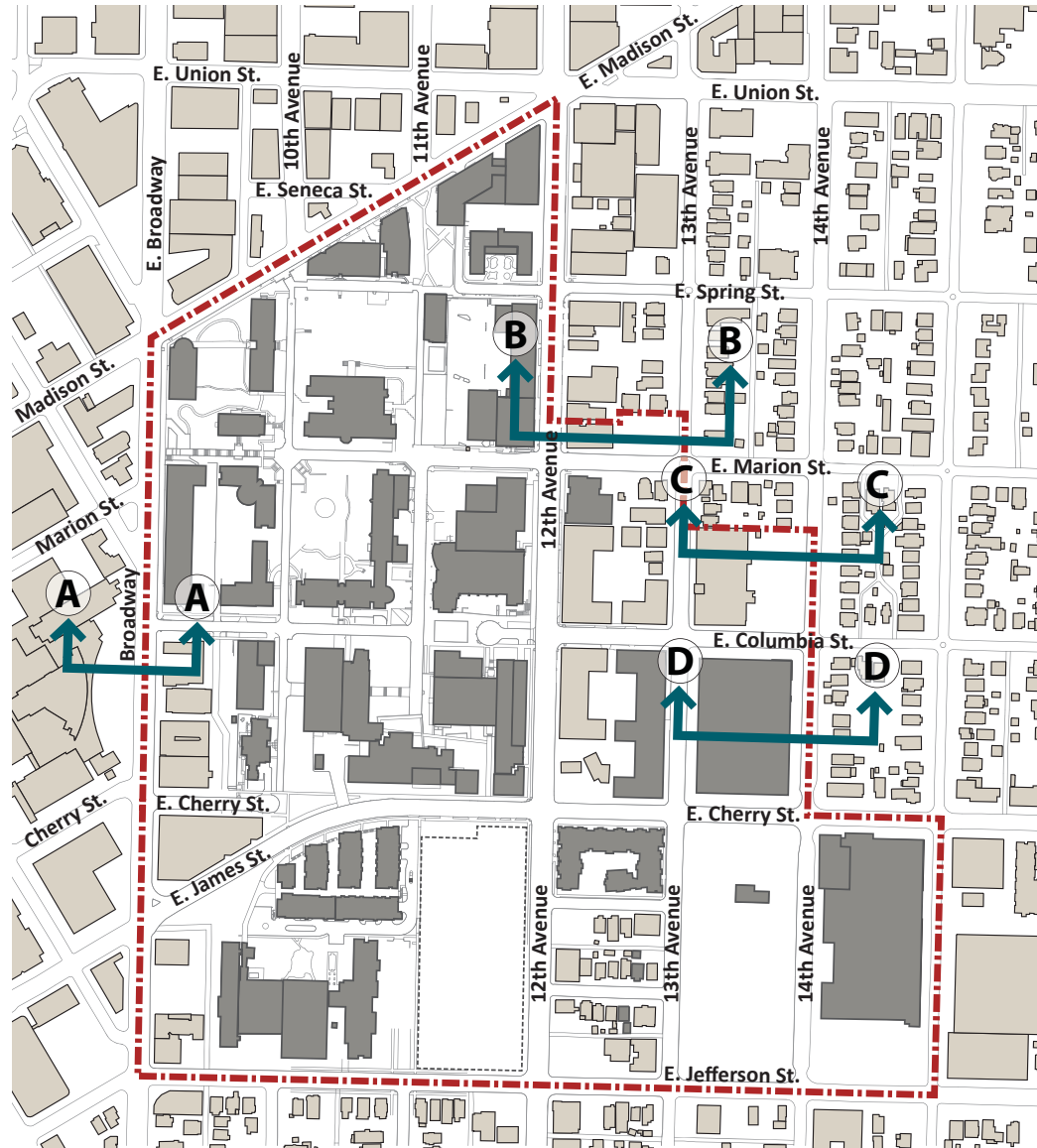
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STREET SECTIONS

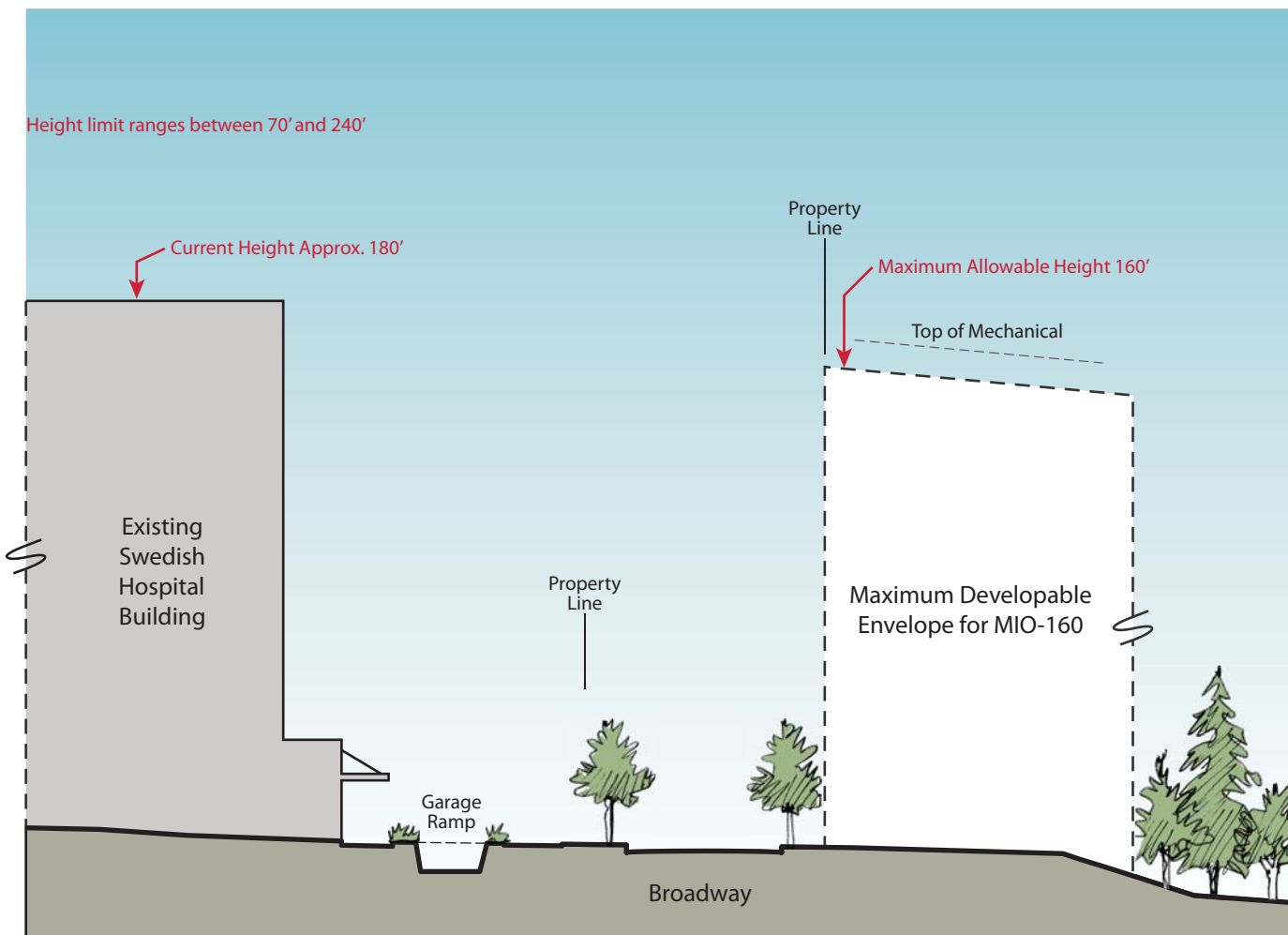
Section Plan

This page shows the locations of the section drawings on the following pages. The section drawings show the relationship of proposed height increases and building setbacks to the surrounding development, with special emphasis on the multi- and single-family uses to the east of campus.

It should be noted that many of the smaller structures around the perimeter of campus are multi-family apartments and that substantial conversion of single-family structures to multi-family flats and townhouses has occurred. New multi-family developments also have been completed in recent years. At the same time, there are single-family residences that remain in the multi-family zone east of campus.

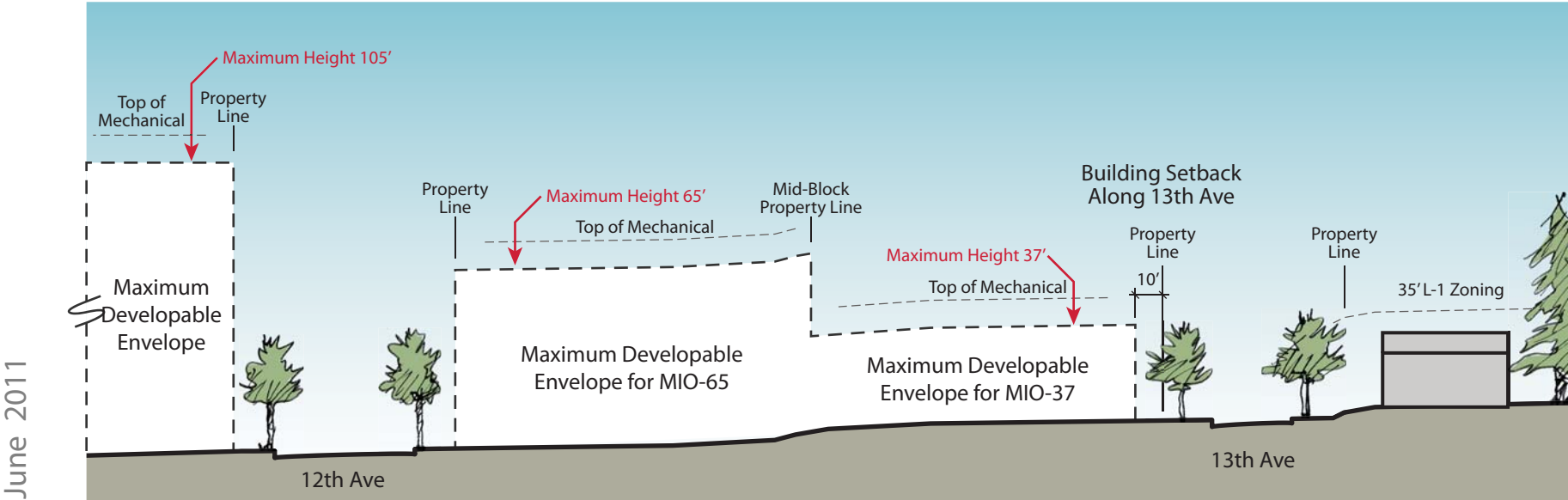


Section A: Broadway at Swedish Hospital Main Entrance

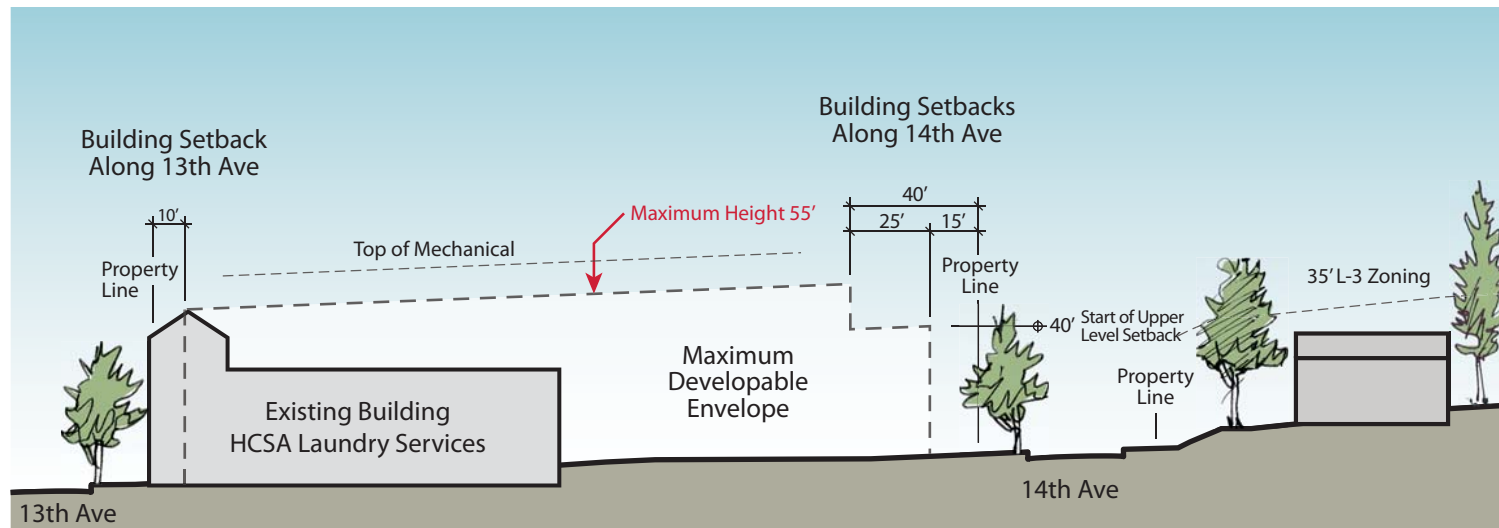


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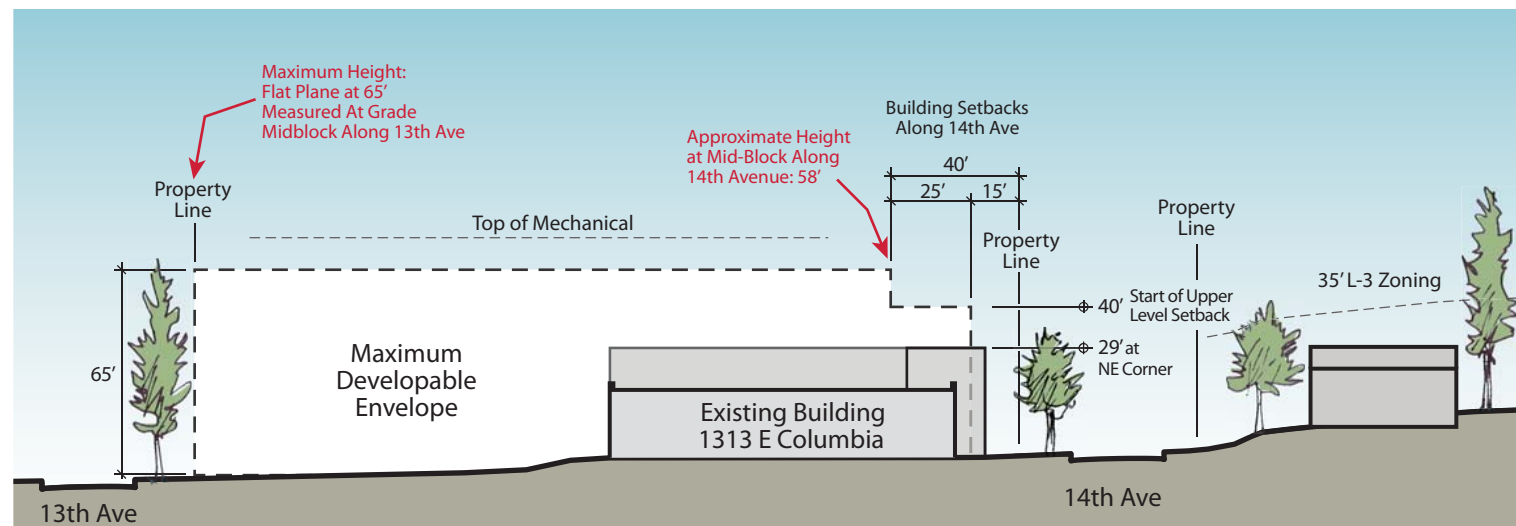
Section B: 12th and 13th Avenues at E Marion Street



Section C: Height and Setbacks for 1300 E Columbia Site (Laundry Services Building)



Section D: Height and Setbacks for 1313 E Columbia Site



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STREET-LEVEL DEVELOPMENT STANDARDS AND USES

Pedestrian Designated Zoning

Per 23.69.008.C.3, development where the underlying zoning is a pedestrian-designated zone will follow the provisions of 23.47A.005 with respect to street-level uses. The location of development sites affected by this requirement is shown in the Pedestrian Designated Streets diagram in this chapter. For specific information on street-level uses along the 12th Avenue corridor, refer to the Campus and Community Context chapter.

Per SMC 23.69.020, when a pedestrian designation in a commercial zone occurs along a boundary or within a campus, the blank facade standards of the underlying zone shall apply as per SMC 23.47A.008.A.2.

All Other Zones

Major Institution uses, including those at street-level uses are generally controlled by SMC 23.69.008:

All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District. Major Institution uses shall be permitted either outright or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by the Major Institution.

The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008. For all other areas, street-level development standards shall be shaped by the design guidelines in the Campus and Community Context chapter.



Cafe On 12th Avenue

LOT COVERAGE

The maximum lot coverage allowed for development shall be 0.5 (50%).

The lot coverage of the existing campus is approximately 0.29 (29%) calculated on the basis of all parcels owned by Seattle University, approximately 2,088,343 sf (48 acres). At full build-out, the lot coverage will be approximately 0.39 (39%). The urban areas surrounding the campus are generally more land-intensive, with many adjacent parcels at 1.0 lot coverage (100%). Due to the spatial qualities of university outdoor areas -- strong pedestrian connections and well-defined open spaces -- the university campus will continue to have a substantially lower lot coverage than surrounding development. The redevelopment of Logan Field with new athletic fields above structured parking maintain the existing open space and shall not count toward lot coverage except for any major structures that extend above the level of the new fields.




The concept of lot coverage simplifies the built environment into two values: how much land is covered by buildings and how much is not. The landscape between buildings performs many functions, and the amount of land allocated to these functions provides a better look at land use between buildings. The Open Space Analysis in the Development Program chapter provides more detail on specific land uses. The diagrams on the following pages illustrate lot coverage on University-owned land. The existing plan shows the buildings arranged around collegial spaces typical of university planning. At full build-out, the plan creates a more integrated series of outdoor spaces that provide areas for social networking, recreation, and contemplation.

Lot Coverage for Existing Campus

In 2008, overall lot coverage on university-owned property was 0.29 (29%).

This number represents the total area covered by major existing structures divided by the total parcel area owned by Seattle University.

Legend

-  Existing Campus Buildings
-  Seattle University Owned Land
-  Existing MIO Boundary






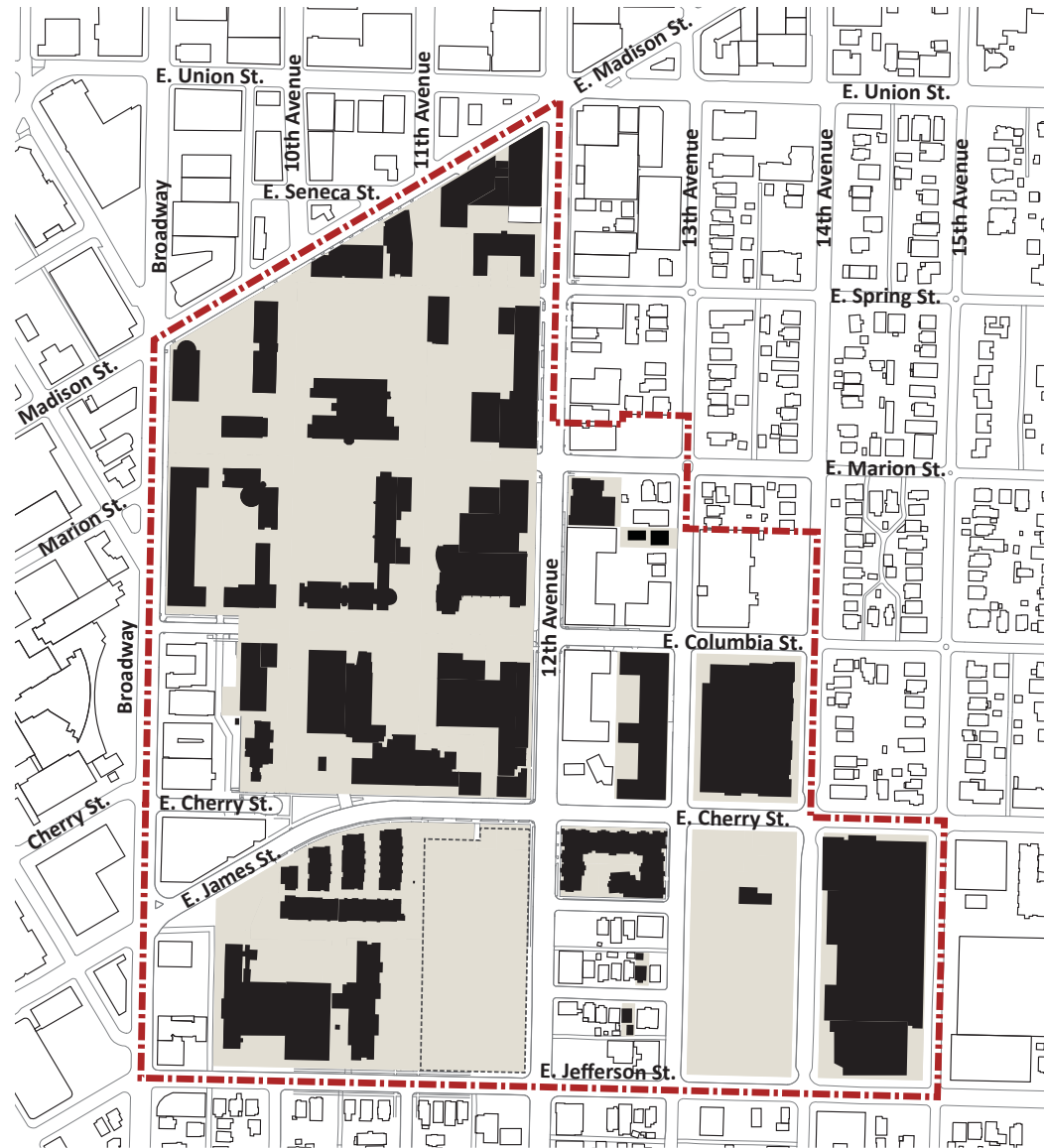
Lot Coverage for Proposed Campus

The proposed overall lot coverage on university-owned property is 0.39 (39%).

This number represents the total area covered by major structures as proposed divided by the total parcel area owned by Seattle University.

Legend

-  Proposed Campus Buildings
-  Seattle University Owned Land
-  Proposed MIO Boundary



OPEN SPACE AND LANDSCAPE STANDARDS

Seattle University operates an innovative, award-winning landscape program and should continue its effective landscape maintenance strategies and provide similarly high-quality landscaped environments where new construction occurs. Seattle University has been pesticide-free since 1983, and has aggressively pursued the landscape improvements detailed in the 1997 MIMP document. SU has also adopted several innovative landscape management techniques that improve ecosystem health and decrease consumption of water and other horticultural pesticides and herbicides.

The open space, landscape, and screening requirements of the underlying zones, including but not limited to 23.45.096 (Institutional Setbacks in Multifamily Zones), 23.47A.024 (Residential Amenity Areas in Commercial Zones) and 23.47A.016.D1c (Landscape and Screening Standards for Commercial Zones), are superseded by provisions of this MIMP. Seattle University shall not be required to follow the provisions of the Green Area Factor of SMC 23.47A.016.A.2 as it applies to commercial zones, nor to any other zone it might be applied to in the future, as this project-level approach to landscape is incompatible with the district-wide strategy employed by the university.

The proposed landscape requirements allow for cohesive development of the campus landscape with district-level strategies that might otherwise be constrained by code that provide project or site-specific requirements.

A minimum of 40% of the property owned by Seattle University within the MIO District shall be retained in lawns, planting beds, plazas, malls, walkways, and athletic fields and courts. A minimum of half of this area shall be maintained as landscaped open spaces, including athletic fields. The open space and landscaping standards shall not apply to individual lots, building sites, or sub-areas within campus.

Seattle University currently maintains approximately 55% of its land in usable open space. Athletic fields, paved pedestrian areas such as walks and plazas, water features, and vegetated areas are included in this figure. Surface parking and vehicle-accessible service areas are excluded. Despite the projected growth in floor area at full build-out, the campus will actually increase its usable open space slightly to 57%. This is possible because most of the East Marion Street parking lot will be converted to open space with an underground parking structure below. This will integrate the open spaces along the major axes of the Chapel of St. Ignatius.



Solar Photovoltaic Array In Front Of Bellarmine Residence



Bike Parking In Front Of Student Union

Where lawns and other open and landscaped areas that support outdoor seating and recreation are not required, the university will strive to implement landscape designs that do one or more of the following:

- 1) serve to improve hydrologic function through Low Impact Development techniques such as bioswales or raingardens;
- 2) provide high-performance landscape that supports ecosystem health such as non-invasive species and increased tree canopy;
- 3) support the design of buildings seeking LEED-NC, LEED-CI, or other 3rd party green building certification;
- 4) integrate into the design of a landscape or plan that meets the requirements of a 3rd party certification such as LEED-ND or the Sustainable Sites Initiative.

Seattle University places a high value on its campus gardens, trees, and open spaces. Future project development associated with this MIMP will implement the following mitigation measures to reduce potential impacts to trees and plants during and after construction of proposed buildings:

- 1) emphasis on the preservation of significant trees and vegetation where feasible;
- 2) implementation of a topsoil erosion and sedimentation control plan and drainage control plan to mitigate construction-related impacts;
- 3) restoration of landscaped areas affected by construction staging or parking to their existing condition or better following construction.

Landscape Screening

Screening shall be provided wherever parking lots or parking structures abut a public right-of-way.

Landscape screening provides an effective visual buffer to parking. The use of fences for screening can decrease safety and should be used as a secondary choice to landscaping. This standard replaces SMC 23.45.098.C and 23.47A.016.D.



View Toward Chapel Of St. Ignatius








Conceptual Landscape Plan

The plan on this page shows the location of proposed open spaces, including landscaped areas, that support the vitality of campus life.

Street trees are an integral part of the university's strategy to provide high-quality pedestrian streetscapes as well as to activate the campus edge, resulting in a stronger physical connection to the community.

When practical, street trees will be maintained where they exist and will be added, in consultation with the City Arborist, wherever new development or substantial renovation abuts a public right-of-way.

Legend

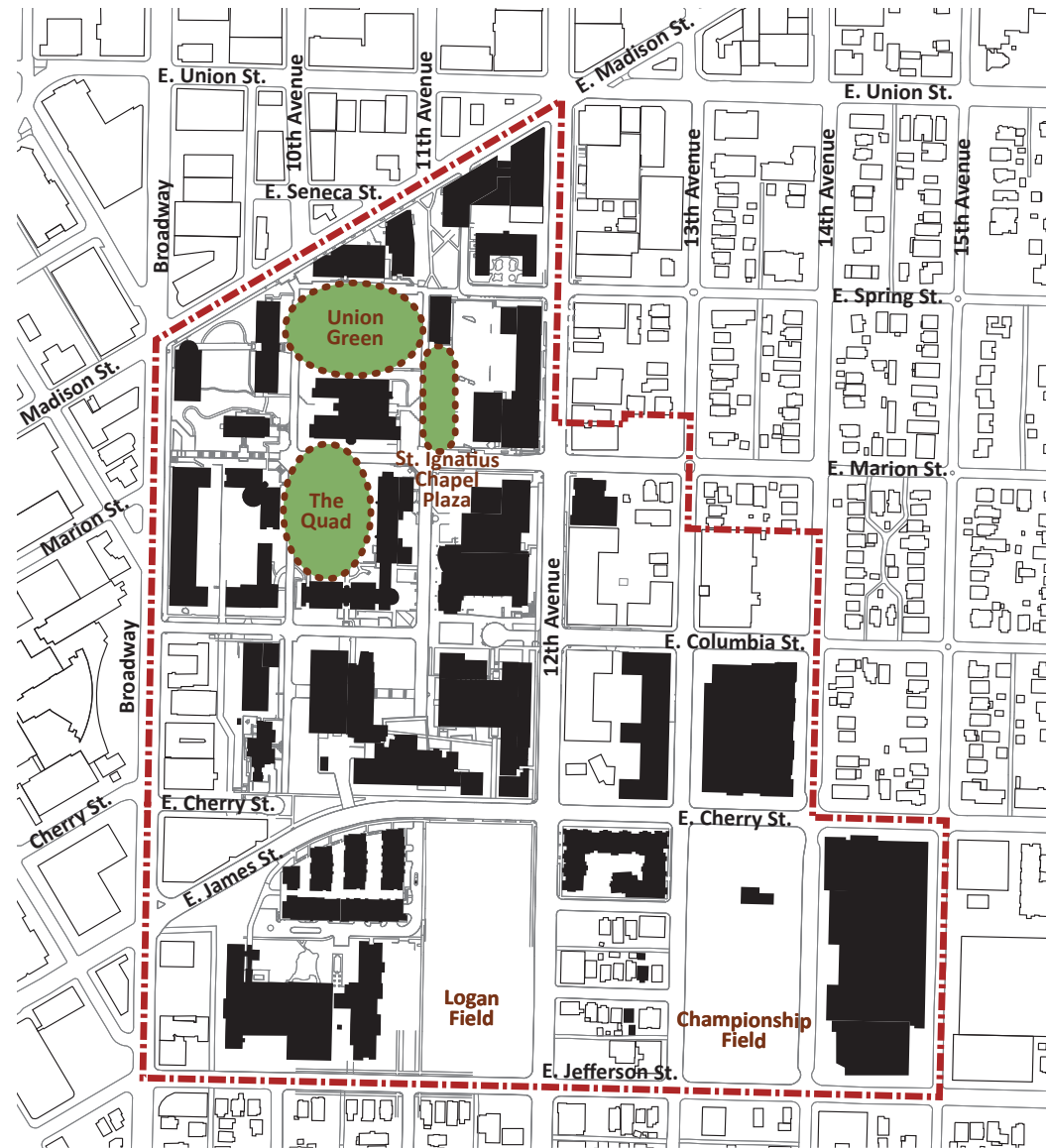
-  Existing Campus Buildings
-  Vegetated Open Space
-  Hardscaped Open Space
-  Existing Trees
-  Future Trees
-  Surrounding Buildings
-  Proposed MIO Boundary



Designated Open Space

Per SMC 23.69.030.E.4.b, open space that is “significant and serves as the focal point for users of the Major Institution”, shall be designated. While the majority of campus is landscaped or open space, three areas stand out for their significant role on campus and should remain:

- The Quad: the most prominent paved plaza on campus, a popular gathering space and location for social and university events.
- Union Green: the largest lawn area, serving many purposes, from lunch-spot to impromptu recreation.
- Plaza of the Chapel of St. Ignatius: serving the Chapel, the spiritual center of campus, this plaza was specifically designed to provide an area for contemplation around a reflecting pool.










Existing Open Space

The plan on this page shows the open space of the existing campus. Approximately 51% of the campus land is high-quality open space.

Improvements to areas of campus already landscaped will be minimal as these areas are already managed under a highly effective and innovative plant communities and soils program. The university will make every effort to maintain its sustainable landscape practices, including soils-based management as part of its commitment to sustainable practices and a healthy living and working environment.

The existing landscapes and open spaces on campus will generally remain except where new development is to occur. One large parking area at 12th and Marion will be converted in part to open space.

Legend

-  Existing Campus Buildings
-  Landscaped Areas
-  Lawns / Play Fields
-  Pedestrian Hardscaped Areas
-  Pedestrian Malls
-  Drive Aisles and Parking Areas
-  Designated Open Spaces









Future Open Space

Currently planned open spaces are indicated by orange markers. These include a pedestrian plaza to the north of the 824 12th Avenue building and a new city park located to the southwest of the new 12th and Cherry Housing.

Possible future open space development associated with potential long-term projects are shown as purple markers. This includes a public plaza in front of the 13th and Cherry Building, an open space above the Connolly Center addition with at-grade access from 15th Avenue, and a pedestrian plaza at the main building entrance to 1313 E Columbia.

Possible locations for future open space on land not owned by the university but within the MIO boundary are the parking lots associated with the Photographic Center Northwest and the Hospital Linen Service buildings, shown as blue markers. Unlike the core campus, the vision east of 12th Avenue is to integrate with the surroundings by respecting the existing street grid. This grid system offers different opportunities for open space while maintaining adequate developable area for the university. It is Seattle University's intention to contribute to a high-quality urban landscape along with development. Open space currently exists in the form of athletic fields and landscaping. Additional open space may include increased setbacks, landscaping, street narrowing and pocket parks. However not all locations identified may be feasible for future open space.

Legend

-  Designated Open Spaces
-  Proposed MIO Boundary
-  Planned Open Space
-  Possible Open Space (SU Owned Land)
-  Possible Open Space (If Acquired)
-  Existing / Proposed Trees



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HISTORIC PRESERVATION

Existing and Future Landmarks

Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community.

Seattle University currently has one building that is designated as an historic landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a “Landmark” is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1.

The historic Coca Cola Bottling Plant (Qwest Building) went through the nomination process and was designated as a historic landmark in August 2008. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)

Landmark status does not preclude all changes to a property. If a building is designated as a landmark, there will be design reviews with the city’s Landmarks Board. The Landmarks Board manages change in a way that respects the historical significance of the original building.

Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a development project including the Lynn Building site, the university will work with the Landmarks Preservation Board and will follow the recommendations and guidance of the Board through the development process. It is the university’s intention to continue to work with the Landmarks Preservation Board to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks.



1313 E Columbia Street



Lynn Building

OTHER STANDARDS

View Corridors

Seattle University is situated in a small valley between First Hill to the west and Capitol Hill to the northeast. Views are limited in the vicinity because of topography and the presence of substantial urban development in all directions. Furthermore, there are no view corridors designated by the Seattle Municipal Code in the vicinity. Therefore, no view corridor standards are included.

Noise, Odors, Light, and Glare

Seattle University will comply with the requirements of SMC 25.08 Noise Control and will strive to reduce noise generation below city requirements by: 1) orienting loading areas and waste/recycling facilities away from residential areas, and 2) use acoustical barriers and/or other noise control measures to reduce rooftop mechanical equipment noise.

The provisions of 23.45.100 and 23.47A.018 through 23.47A.022 shall apply except that poles for the illumination of athletic fields shall be allowed up to 105' in order to utilize technology that reduces light impacts on adjacent properties by focusing light on the field area only.

Dispersion

All underlying dispersion requirements, including but not limited to 23.45.102, are superseded by the Major Institutional Overlay District code at 23.69.020.A.

Signage

All underlying signage requirements are superseded by the Major Institutional Overlay District code at 23.69.021.



Campus and Community Context

INTRODUCTION

Seattle University recognizes the importance of sustaining a vibrant campus environment with a strong physical connection to the neighborhood. This section provides guidance for future development that seeks to maintain vibrancy and integrate the campus into the community context. Many aspects of this section are responses to community concerns, as voiced through established neighborhood plans or through public meetings with the Citizens Advisory Committee.

The chapter is organized into three parts: a set of general design guidelines for campus development, a study of the unique opportunities for development along 12th Avenue, and a description of this Master Plan's consistency with adopted neighborhood goals.



Streetlight-Mounted Banners Help Create A District Identity

GENERAL DESIGN GUIDELINES FOR CAMPUS DEVELOPMENT

Seattle University has a rich heritage of high quality buildings. In addition, close attention to the landscape, along with award-winning horticultural practices, have provided unifying and attractive open space and pedestrian paths. The major issue to be addressed in future development is the best means of conserving the principal assets of the campus while providing for development which respects and improves the existing environment. Primary design elements such as the St. Ignatius Chapel with its reflection pond and Union Green must be preserved. Any future development adjacent to these elements must reinforce and enhance these spaces. Similar design elements should be established to provide structure to the university's street edges, in turn providing improved connectivity between the campus and the surrounding community context.

Seattle University will continue to expand upon its tradition of design excellence. While each project will have different characteristics and needs that suggest varying responses, all University projects must meet a high level of quality. All projects have and must respond to context, built form, campus structure and natural beauty. In recognition of the important role Seattle University plays in helping to shape the character of the surrounding neighborhood, the university will continue to inform and involve the Citizens Advisory Committee as major projects are developed.

The following are recommended general guidelines to be followed in new development throughout the campus.

Building Design

1. Express function in the design concept of a building through form and organization.
2. Express the structural rhythm of the structure.
3. Express entrances, places of gathering, transition from outside to inside, and protection from weather.
4. Avoid literal interpretations of historically designated buildings when designing new buildings. Additions to existing historically designated buildings may be similar to the existing building.
5. Choose materials that are of a permanent nature, able to age well, and express appropriate craftsmanship in their detailing and application. Material options will vary depending upon the site context.
6. Develop detailing that conveys a building's function, contemporary use of technology, and the nature of materials, structure, and systems used. Details should also address scale by helping to make the buildings sensitive to the pedestrian through providing multiple levels of perception at varying distances.
7. Provide cost effective, efficient, and easily maintainable facilities.
8. Support the broadest possible spectrum of user disabilities in use of spaces and products.
9. Minimize environmental impact through the development of buildings designed to meet or exceed LEED® standards in accordance with university policy.
10. The campus success and quality depends on buildings and open space being conceived in concert. An integrated approach to the design of buildings and open space is to be encouraged.

Relationship of New Development to Surroundings

11. Consider the existing or emerging context in order to develop a project, building, and/or landscape appropriate to a specific site, the adjacent context, and the University as a whole.
12. Conserve valued elements of existing buildings and landscape where feasible; enhance their presence with new development.
13. Building design and placement should accommodate convenient pedestrian circulation and accessibility.
14. Main entrances should be clearly identified and relate to the pedestrian circulation system.
15. Circulation of all modes of access to a building (including service) must not deteriorate the surrounding campus form and open space.
16. Building and service facilities should be designed to protect adjacent neighbors and open spaces from unpleasant noise, air impurities, or other environmental impacts which preclude use and enjoyment of the area.

Design of Exterior Spaces

17. Minimize the impact of light and glare on surrounding buildings and spaces while keeping the needs of safety and security in mind.
18. Circulation between places on campus should be safe, convenient, direct, and visually attractive.
19. The campus landscape must unify the campus through complementary palettes of planting, street furniture, paving and other built elements.
20. Planting design should support teaching and research when possible.
21. Planting design and maintenance must support personal safety.
22. Open spaces should provide variety in terms of shade and direct sunlight.
23. A variety of passive and active recreation areas are to be maintained.
24. Bike storage must be provided and designed so as to not detract from the quality and functionality of open space or building entries.
25. The university will continue and expand on integrating art and the thinking and work of artists in campus development.
26. Public art should be used to punctuate and enrich open space design.

CAMPUS EDGE IMPROVEMENTS

Improvements along campus edges are critically important to supporting strong physical connections between the campus and the neighborhood. Campus edge improvements have been identified throughout the MIMP. The diagram on the following page is a compilation of the proposed improvements that would be developed consistent with Seattle Department of Transportation (SDOT) requirements. They range from additional crosswalks at E Madison Street and E Cherry Street to sidewalk improvements along 12th Avenue, E Cherry Street, 13th Avenue, 14th Avenue and E Madison Street.

In general, the plan seeks to increase the permeability of campus, activate bordering streets and improve safety. Conceptual locations for entrances to buildings at the edge are identified. Major pedestrian gateways will be strengthened including the entrances at 11th Avenue / E Madison Street and 12th Avenue / E Spring Street. Perimeter landscaping and street trees will be provided along the street frontages of new developments and substantial renovations as described in the Development Standards chapter. Design guidelines for campus edge improvements are outlined below. A specific focus on 12th Avenue is provided in the following section.



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Streetscape Improvements

As building projects are developed along a public right-of-way, the following streetscape improvements will also occur when appropriate and feasible:

1. Signage along campus edges should support wayfinding and contribute to the character of the street;
2. The selection of street furnishings will contribute to the uniformity of the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks.
3. Where transit services run adjacent to SU-owned land, the university will strive to integrate transit stops into the fabric of the streetscape and provide street features to encourage transit ridership such as awnings for protection from weather and areas for public seating.

Sidewalk Improvements

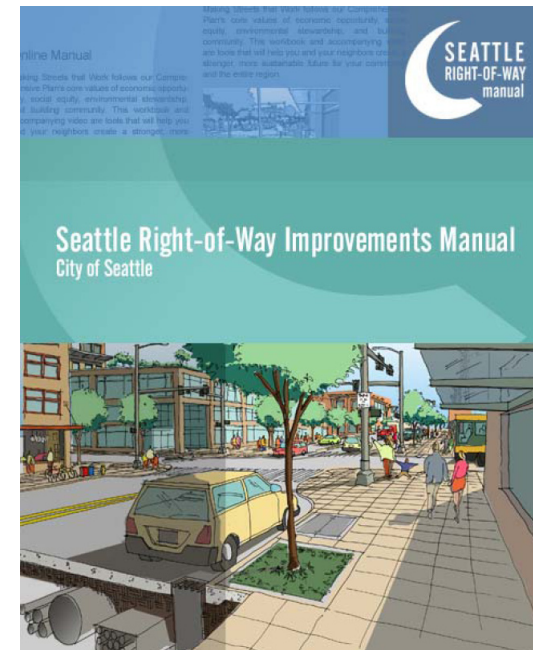
Special sidewalk and landscape treatments will help delineate pedestrian spaces and elevate the quality of the pedestrian environment; this may be accomplished through:

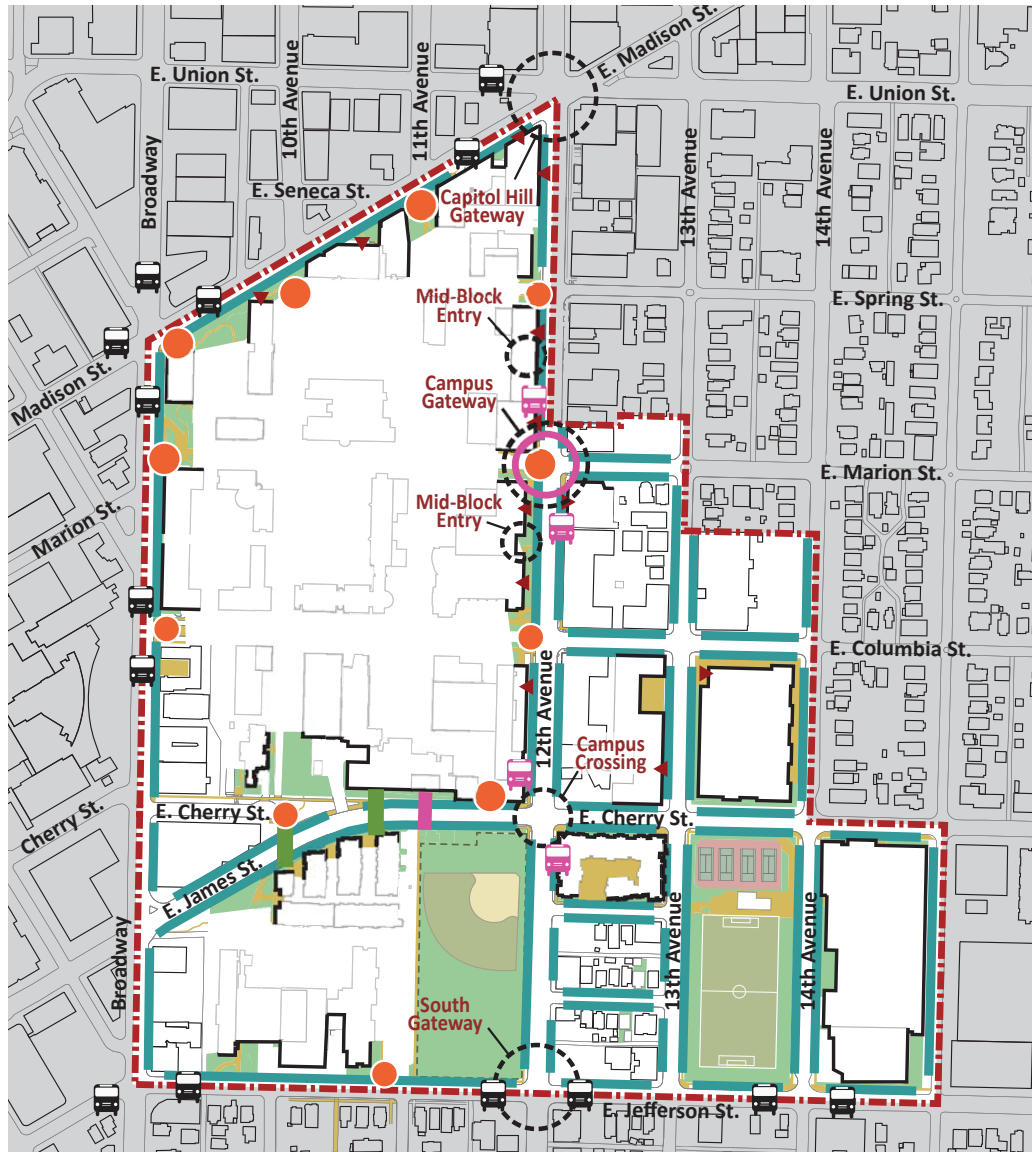
4. Landscape improvements including planting beds, rain gardens, and trees;
5. Pavement improvements including special treatment of crosswalks or other special pedestrian areas through the use of distinguished paving materials, stamped or colored concrete, or permeable pavement.

Right-of-Way Improvements

Wherever feasible, Seattle University will pursue sustainable strategies in the rights-of-way adjacent to university development. Some examples include raingardens, pervious pavement, and increased tree canopy.

Other right-of-way improvements shall be consistent with the City of Seattle's "Right-of-Way Improvements Manual", which, according to Section 1.1, strives "to balance the access and mobility needs of all users of the street right-of-way: pedestrians, nonmotorized vehicles, automobiles, transit, and freight."





Campus Edge Improvements

The diagram on this page shows the location of proposed improvements to the edges of campus, as described throughout this master plan.

Legend

- Building Facade Along Campus Edge
- Streetscape Improvement Areas
- Conceptual Building Entries
- Existing Pedestrian Crossings
- Proposed Pedestrian Crossings
- Primary Pedestrian Access
- Proposed Traffic Light
- METRO Bus Stop
- Desired METRO Bus Stop
- 12th Avenue Focus Areas
Refer to Urban Design Strategies Diagram for 12th Avenue
- Proposed MIO Boundary

CREATING A VIBRANT 12TH AVENUE

This section articulates a vision for how 12th Avenue can develop with city, university, and neighborhood involvement. Indeed, 12th Avenue serves as an important retail corridor and pedestrian destination for the neighborhood. The 12th Avenue corridor provides many opportunities to connect the university to the surrounding neighborhood and to create a distinct Seattle University district comprised of both university and non-university uses. This section details a number of strategies and design guidelines that Seattle University will pursue in order to enhance the vibrancy of 12th Avenue. The improvements described would be added adjacent to new development or in conjunction with major renovations of existing buildings.

Urban Design Strategies

District Gateways

As 12th Avenue has become more developed in recent years, a district identity is emerging that strengthens the important relationship between the university and the neighborhood. The identity of this district can be enhanced by establishing district gateways. This plan proposes the creation of District Gateways where 12th Avenue intersects E Madison Street to the north and E Jefferson Street to the south. These gateways will communicate the importance of 12th Avenue as a vital pedestrian link between Capitol Hill and the Pike/Pine Corridor to the north and the residential neighborhood to the south. District Gateways may be distinguished by special landscape treatments and signage.

Campus Gateway on 12th Avenue

The 'front door' to Seattle University is located at 12th Avenue and E Marion Street. This entrance serves both pedestrians and vehicles and is currently anchored by the Lee Center for the Arts. A renovation of the 824 12th Avenue building was recently completed in August 2009 and serve as a focal point for university Admissions and Alumni Relations. This building also contains a community gathering room and gallery/museum. The southwest corner of this intersection will see the replacement of the existing University Services Building with a new Integrated Learning use. The form of this building will provide greater definition to the main campus entrance and bring street-activating university uses close to the street. Additional enhancements to the Campus Gateway on 12th Avenue should include special landscape treatments, signage, and art.

Retail Establishment Near Seattle University



Trace Lofts Form Part of the Capitol Hill Gateway



Campus Crossing

The intersection at 12th Avenue and E Cherry Street is an important crossing between the core campus to the west and the facilities on the east side of 12th Avenue. As university development to the east of 12th Avenue continues, this connection will become increasingly important. The long-term plan calls for the redevelopment of three of the four corners of this intersection, creating opportunities to redefine the character of the streetscape. New Seattle University development at this intersection will provide retail at the street level and bring building facades closer to the street, helping to improve the pedestrian environment. In addition to the general design guidelines, Seattle University will create an identifiable “campus crossing” that clearly links pedestrian access to the Connolly Center, student housing, and integrated learning spaces east of 12th Avenue.

Pedestrian Entries

Pedestrian entries to campus along 12th Avenue will help signify the pedestrian nature of the street and define an outward looking focus for future university development. Existing entries to campus will be improved through better definition of the pedestrian paths adjacent to vehicular access. Two new mid-block pedestrian entries should enhance connectivity between 12th Avenue and the campus core. These should be located on the two blocks between E Columbia Street and E Spring Street. The pedestrian entry between E Spring and E Marion Streets will provide a framed view of St. Ignatius Chapel from the street. Wherever practical, entries to new and renovated buildings along 12th Avenue should be included to help activate the street.

Retail Uses

Seattle University recognizes the important contribution of retail and commercial spaces to the vibrancy of the 12th Avenue corridor. Coffee shops, restaurants, cafes, retail stores, and other services generate pedestrian activity, enhance the street experience, and provide walkable destinations for local residents. Several university development projects will have retail space at street level, including renovations to the buildings at 12th Avenue and E Madison and Bellarmine Residence Hall as well as the planned projects at 12th Avenue and E Cherry and Logan Field. The additions to the Bellarmine building also create opportunities to provide rooftop terraces which will help elevate the energy of the corridor and provide ‘eyes on the street’ that enhance public safety.

Rendering Of Renovated 824 12th Avenue Building



Retail Establishment Near Seattle University



Street-Activating University Uses

In addition to retail, many university uses can contribute to street-level activity and would be appropriate along 12th Avenue. Two planned university projects will include such functions -- an Integrated Learning building to the north of the Law School and another Integrated Learning building to the north of the Lee Center for the Arts. The university will consider the following uses at street level for these projects:

- campus bookstore
- child care facility
- coffee shop
- food service
- fitness center
- copy center
- public safety offices
- human resources offices
- theater / performing arts
- financial / banking centers
- community meeting spaces
- other street-activating uses as university needs dictate

All such uses should have direct entries from 12th Avenue. Any uses located in a pedestrian designated zone will comply with the use requirements of SMC 23.47A.005.D1.

For the site located at the northeast corner of 12th Avenue and E Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47.005.D1. The university will endeavor first to fill this space with non-university retail, cultural, or retail-like uses. If the space is occupied by the university, additional art gallery or museum uses shall not be allowed.

Gallery At The Lee Center For The Arts On 12th Avenue








Street-Level Uses Along 12th Avenue

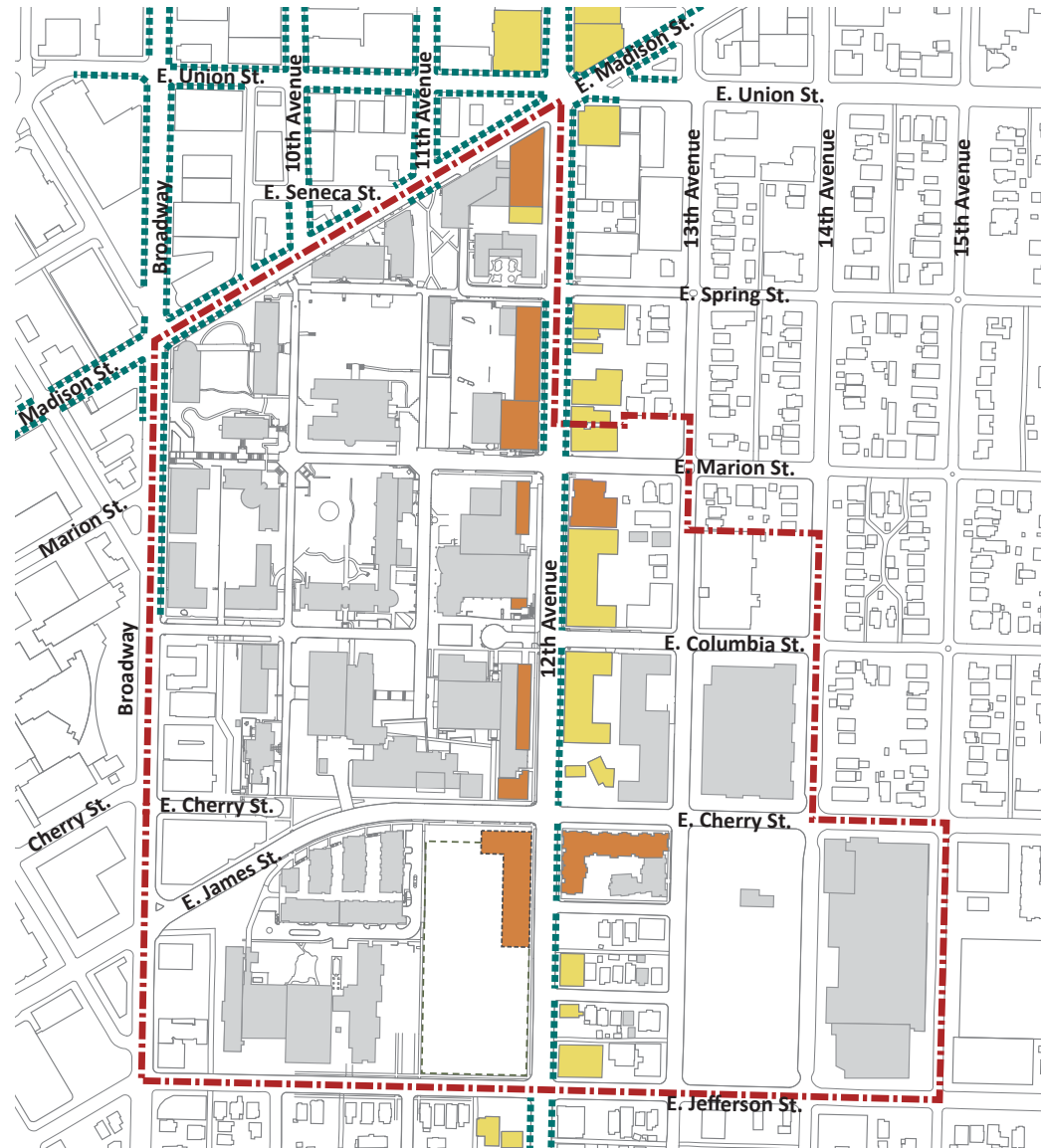
The plan on this page shows the location of existing and proposed retail and street-activating university uses along 12th Avenue at the full build-out of this Master Plan. These street-level uses are described earlier in this section.

Logan Field will likely be renovated in the short-term with upgrades to the existing fields. The long-term plan for this site includes additional redevelopment with retail or other street-activating use at the corner of 12th Avenue and E Cherry Street.

The diagram on the following two pages shows locations along 12th Avenue of design elements described in this section. This diagram is illustrative and conveys the university's intentions for development along 12th Avenue. Actual projects may differ from what is depicted so long as they are consistent with the guidelines in this section.

Legend

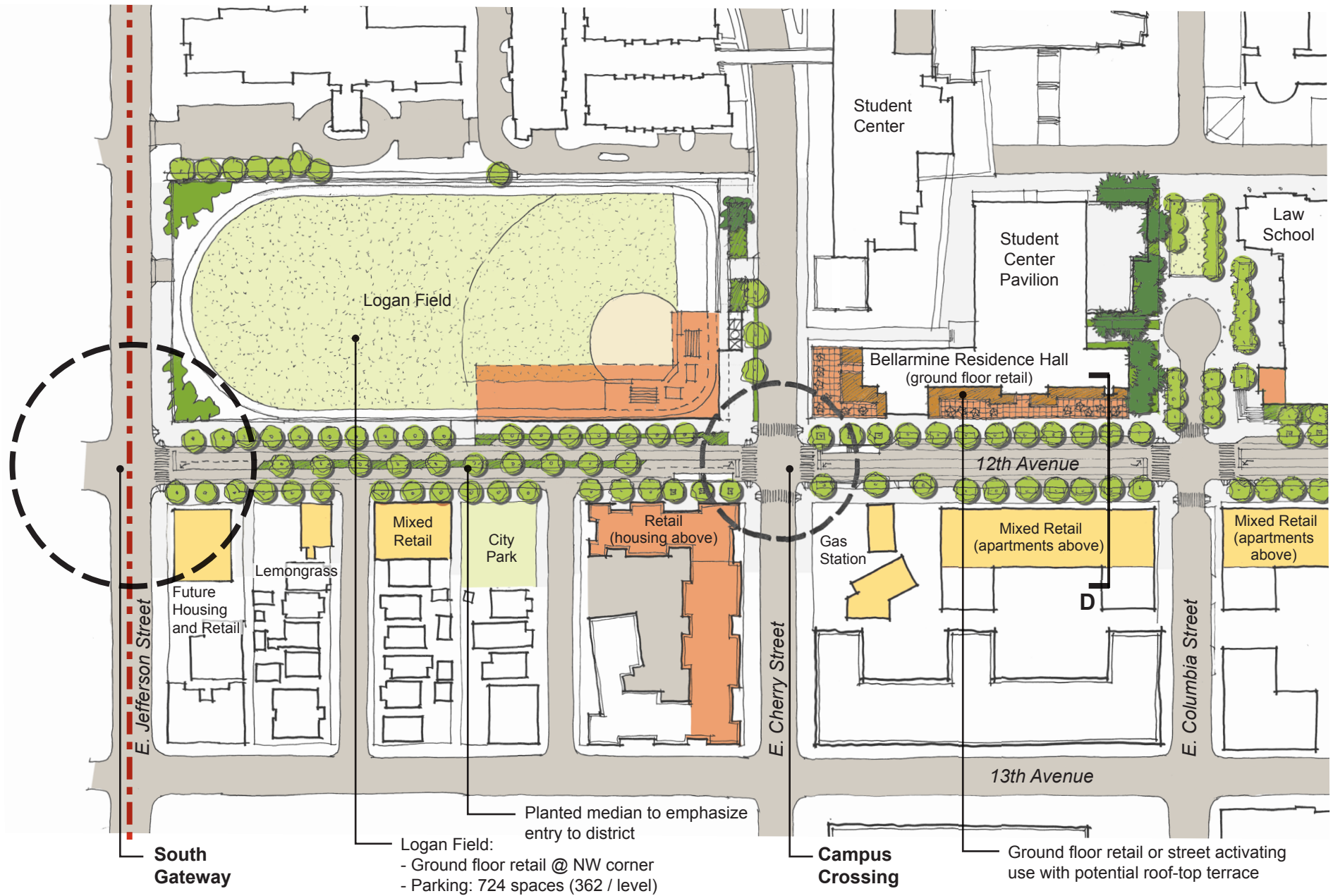
-  University Retail and Street Activating Uses
-  Non-University Retail and Street Activating Uses
-  Other University Buildings
-  Pedestrian Designated Zoning
-  Proposed MIO Boundary

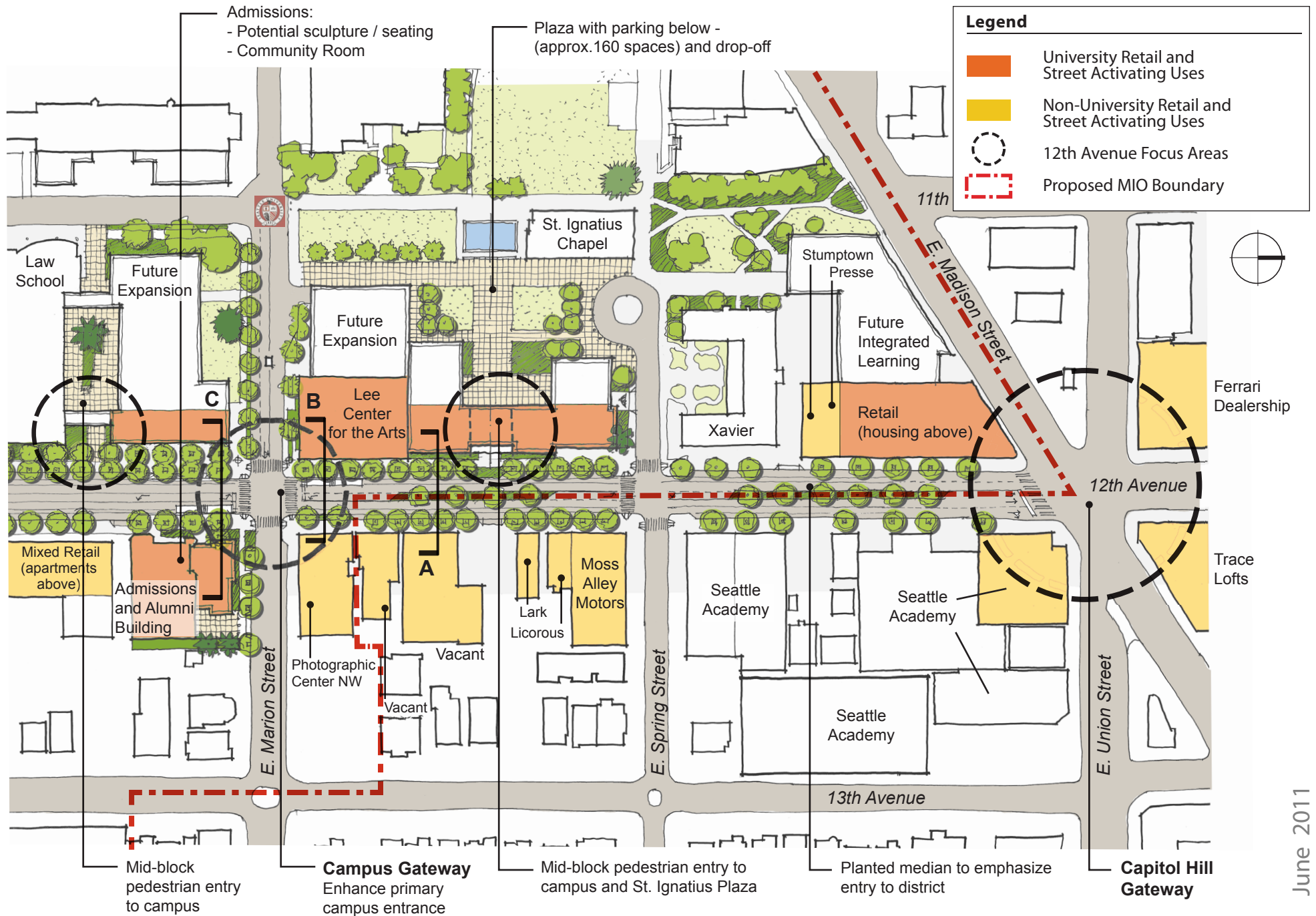


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URBAN DESIGN STRATEGIES FOR 12TH AVENUE

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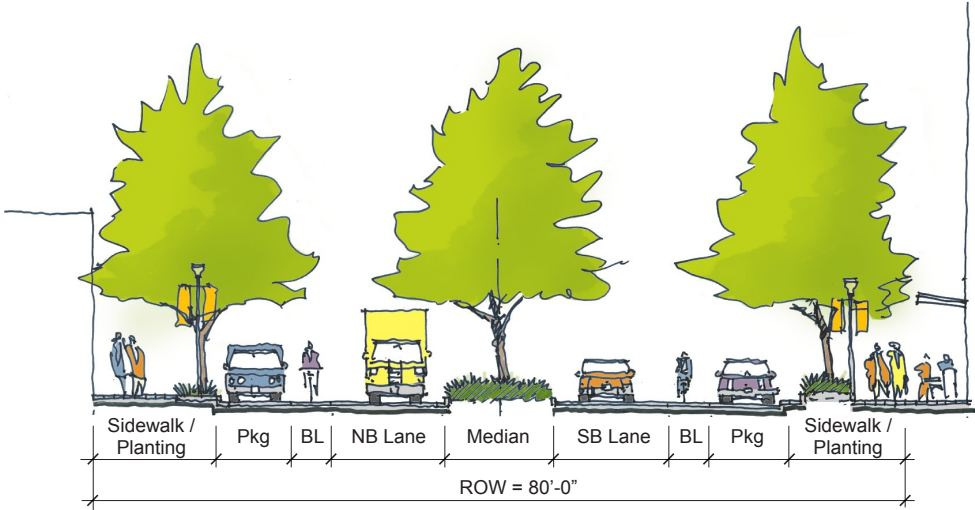




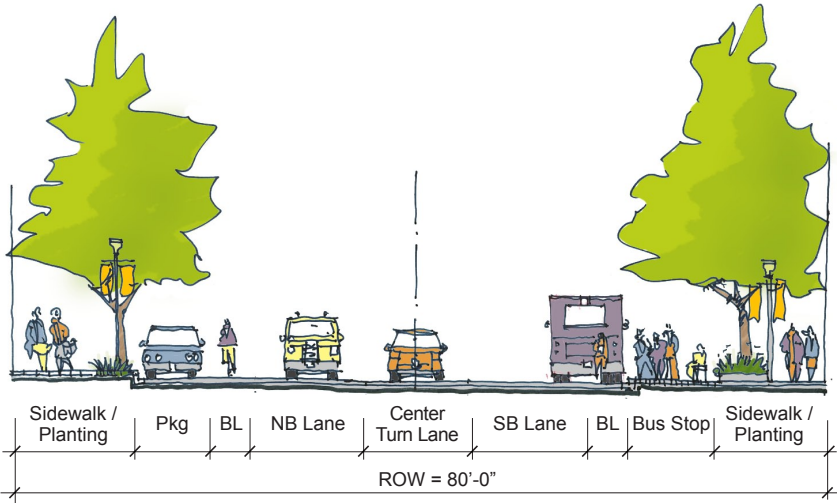
June 2011

Street Sections Through 12th Avenue

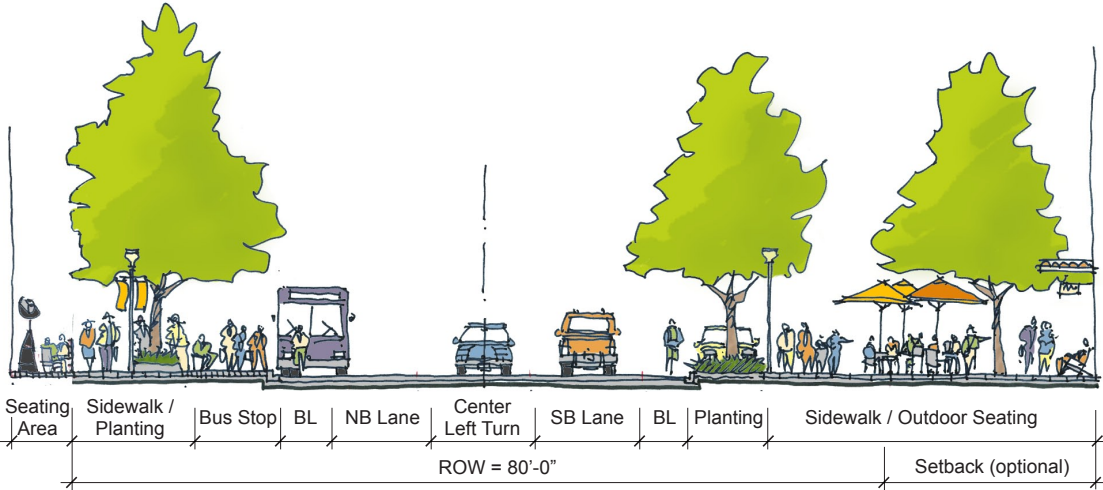
The sections on this page are identified on the preceding streetscape plan and show the integration of new development and streetscape improvements consistent with the design guidelines in the Master Plan.



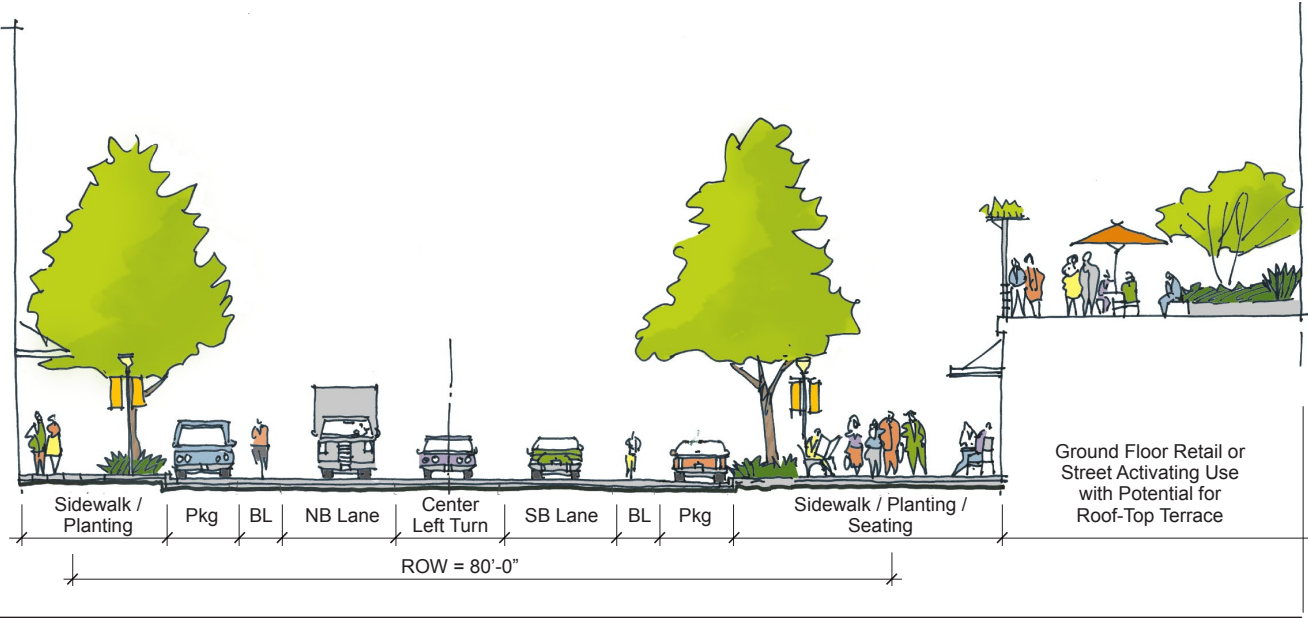
Section A



Section B



Section C



Section D

June 2011

MASTER PLAN CONSISTENCY WITH NEIGHBORHOOD PLANS

Seattle University is located in a neighborhood that bridges the First Hill, Capitol Hill and the Central Area neighborhoods. Neighborhoods throughout Seattle have engaged in efforts to plan their communities' growth. These neighborhood planning efforts represent an innovative, grassroots approach to growth management that supports neighborhood residents, business owners, and other community members in planning their future.

Seattle University has reviewed the following neighborhood plans:

- First Hill Neighborhood Plan (1998)
- Central Area Action Plan (1992)
- 12th Avenue Development Plan (1992)
- Pike/Pine Neighborhood Plan (1991)
- Madison-Union Gateway Project (2001)

This Master Plan is consistent with the overall goals and visions of each of the Neighborhood Plans. Key goals and policies from each plan are supported by this Master Plan.

Goals are stated to be broad outcomes that the community wishes to achieve. Policies are statements of intent to guide decisions and set priorities. What follows are the goals and policies of the neighborhood plans that relate to the SU Master Plan followed by a statement describing the connection between the neighborhood plans and the SU Master Plan. Many of these plans do not identify goals with a specific number, so the numbering in the table below is for reference within this document only.



Neighborhood houses



1313 Columbia

First Hill Neighborhood Plan (November 1998)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) A home to people with a full range of incomes, abilities, and interests	Every year, Seattle University awards millions of dollars in scholarships, grants, loans, and employment aid to undergraduates. Considerations in awarding financial aid include family assets, income, debts, family size, and the number of students in the family attending college. A variety of generous scholarships are also available to recognize and support strong academic and extracurricular achievement, regardless of financial need. These students become members of the First Hill neighborhood while they attend the University.
2) A dynamic neighborhood ready to meet the challenges of the future	As stated in the Mission and Goals section, Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world. The endeavors of faculty staff and students as they carry out this mission continually address ways to meet challenges of the future. Seattle University has recently committed itself to help meet one of our greatest challenges -- climate change. By looking comprehensively at operations and future development, the university is dedicated to substantially reducing their greenhouse gas emissions and environmental footprint.
3) A community that celebrates its rich history and cultural heritage	Seattle University has been an integral part of the First Hill neighborhood since its founding in 1891. The history of the campus itself is rich with architectural character that documents the university's growth from a single building to become a national leader in liberal arts education. The university is connected to cultural, intellectual, and religious heritage of the Jesuit Catholic tradition. This is celebrated publicly through the Chapel of St. Ignatius, among other places.
4) A premier city neighborhood with opportunities to grow	This master plan meets the challenges and opportunities of the 21st century while honoring the mission and values of the University. Seattle University continues its contribution to an increasingly active neighborhood by improving campus edges and the surrounding neighborhood with quality development that adds vibrancy and character to its streets.

First Hill Neighborhood Plan (November 1998) - continued

Neighborhood Plan Goal	MIMP Relationship to Goal
5) A premier business and employment center with opportunities to grow	The university is a major employer in the neighborhood and contributes significantly to the neighborhood character. Seattle University is also a substantial economic engine for the local community, generating business for local merchants at restaurants, bars, night clubs, grocery stores, clothing stores, and dozens of other services and retailers. This effect will increase as the residential population on campus grows. The MIMP strives to help Seattle University continue these important roles.
6) Improve public safety on First Hill	The MIMP identifies several safety improvements. Pedestrian safety is addressed through a proposed traffic signal at 12th Avenue and E Marion as well as several proposed street crossings. Personal safety on the SU campus is enhanced with emergency call-boxes, informational maps and wayfinding. The safety of the neighborhood is generally enhanced as more 'eyes on the street' create an environment of informal community policing.
7) Improve the existing infrastructure for car, bus, bike and pedestrian travel on First Hill	The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus. The University is engaged with the City of Seattle, especially the Department of Transportation, as well as METRO and the other transit-using institutions on First Hill to advance better transit options for the neighborhood. Seattle University discourages the use of passenger automobiles as a means of accessing campus. But to the extent that automobile infrastructure is required for parking, the university seeks to improve upon existing conditions. The long-term plan is to eliminate most surface parking in favor of garages which are hidden from view and more secure.
8) Increase the amount of open space on First Hill	This MIMP has identified significant open spaces to retain as well as potential additional open space east of 12th Avenue. See the Development Program section for more information.

First Hill Neighborhood Plan (November 1998) - continued

Neighborhood Plan Goal	MIMP Relationship to Goal
9) Provide information about the plan to the public to ensure wide acceptance, or validation, by the community at the end of the planning process as well as increase public participation in planning activities	The MIMP process includes significant involvement by the Community Advisory Committee (CAC) in meetings that are open to the public. There are several open comment periods throughout the process where the public can comment. Several members of the CAC are local neighbors, representing a variety of neighborhood views.
10) Improve Madison Street District	As development occurs along Madison, the campus will take on a more outward orientation to the street. Seattle University will work towards improving pedestrian facilities along E Madison Street. A new building at the intersection of Broadway and E Madison as well as the renovation of the Self-Storage building at 12th Avenue and E Madison Street will help anchor these very prominent corners. Also refer to the Campus Edges diagram and the Design Guidelines, both in this section.



Fountain in the Quad



Self-Storage Building at Madison and 12th

Central Area Action Plan (1992)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) 12th Avenue Neighborhood: new jobs & new households; seek services and convenience retail that builds on the neighborhood's proximity to Seattle University; encourage increased housing density	Seattle University supports the development of the 12th Avenue neighborhood. Both of the goals listed here are consistent with the master plan's vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods' service and retail locations.
2) Encourage 'pedestrianism' and safety	The MIMP identifies several safety improvements. Pedestrian safety is addressed through a proposed traffic signal at 12th Avenue and E Marion as well as several proposed street crossings. Personal safety on the SU campus is enhanced with emergency call-boxes, informational maps, and wayfinding. The safety of the neighborhood is generally enhanced as more 'eyes on the street' create an environment of informal community policing. The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus.
3) Gateways, Spaces and Gathering Places	The MIMP identifies a number of pedestrian gateways to its campus, clearly marking entrances to the university. There are many open spaces and gathering places of all sizes across the campus, from large, open greens to smaller, more contemplative places. Refer also to First Hill Neighborhood Plan, goal 8 (above).
4) Respect historic and cultural resources	Seattle University has been an integral part of the First Hill neighborhood since its founding in 1891. The history of the campus itself is rich with architectural character that documents the university's growth from a single building to become a national leader in liberal arts education. The university is connected to cultural, intellectual, and religious heritage of the Jesuit Catholic tradition. This is celebrated publicly through the Chapel of St. Ignatius, among other places.
5) Identify and seek out opportunities for community spaces	Seattle University is a destination for Seattle residents and visitors, who come to share campus life for lectures, performances at the Lee Center for the Arts, walks through the landscapes or to experience the Chapel of St. Ignatius. By maintaining beautiful landscapes and a coherent pedestrian network through campus, community members are encouraged to experience the university grounds.

12TH AVENUE DEVELOPMENT PLAN (1992)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) Creation of a mixed use neighborhood which serves the needs of, and reinforces the integrity of, the community	Seattle University supports the development of the 12th Avenue neighborhood. This goal is consistent with the master plan’s vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods’ service and retail locations.
2) Provide a link between the existing residential neighborhood and the adjacent institutional campuses	Seattle University welcomes public access to its campus. The MIMP identifies continued pedestrian linkages through campus to Broadway, 12th Avenue, E Madison Street and E Cherry Street.



Bleachers at Championship Field



Intersection at 12th Ave. and E. Cherry St.

PIKE/PINE NEIGHBORHOOD PLAN (1991)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) Strengthening the neighborhood's mixed use character	Seattle University supports the development of the 12th Avenue neighborhood. This goal is consistent with the master plan's vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods' service and retail locations.
2) Create a better environment by addressing key issues such as public transportation and public safety	The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus. The University is engaged with the City of Seattle, especially the Department of Transportation, as well as METRO and the other transit-using institutions on First Hill to advance better transit options for the neighborhood. Seattle University discourages the use of passenger automobiles as a means of accessing campus. But to the extent that automobile infrastructure is required for parking, the university seeks to improve upon existing conditions. The long-term plan is to eliminate most surface parking in favor of garages which are hidden from view and more secure.
3) Continue to create, support and promote arts events and projects	Seattle University is a destination for Seattle residents and visitors, who come to share campus life for lectures, performances at the Lee Center for the Arts, walks through the landscapes or to experience the Chapel of St. Ignatius. By maintaining beautiful landscapes and a coherent pedestrian network through campus, community members are encouraged to experience the university grounds. The Design Guidelines in this chapter include the University's continued commitment to public art.

MADISON-UNION GATEWAY PROJECT (2001)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) To create a safe, efficient, and attractive pedestrian environment	The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus. The University is engaged with the City of Seattle, especially the Department of Transportation, as well as METRO and the other transit-using institutions on First Hill to advance better transit options for the neighborhood. Seattle University discourages the use of passenger automobiles as a means of accessing campus. But to the extent that automobile infrastructure is required for parking, the university seeks to improve upon existing conditions. The long-term plan is to eliminate most surface parking in favor of garages which are hidden from view and more secure.
2) To create an attractive gateway and connection point between the businesses, residents, and students in the surrounding neighborhoods	Seattle University supports the development of the 12th Avenue neighborhood. This goal is consistent with the master plan's vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods' service and retail locations.



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Seattle University
EST. 1961

Transportation Management Program

PARKING AND TRANSPORTATION PROVISIONS

Major Institutions are subject to the following transportation and parking requirements per SMC 23.54.016:

- The maximum number of parking spaces provided for the Major Institution use shall not exceed one hundred thirty-five (135) percent of the minimum requirement, except through administrative or Council review;
- When a permit application is made for new development at an existing Major Institution, parking requirements shall be calculated both for the entire Major Institution and for the proposed new development. If there is a parking deficit for the entire institution, the institution shall make up a portion of the deficit in addition to the quantity required for the new development. If there is a parking surplus, above the maximum number of spaces, for the institution as a whole, requirements for new development will first be applied to the surplus in the required ratio of long-term and short-term spaces. Additional parking shall be permitted only when no surplus remains;
- When determining parking requirements, individuals fitting into more than one (1) category (for example, a student who is also an employee) shall not be counted twice. The category requiring the greater number of parking spaces shall be used;
- The following long-term parking shall be provided: a number of spaces equal to fifteen (15) percent of the maximum students present at peak hour, excluding resident students; plus thirty (30) percent of employees present at peak hour; plus twenty-five (25) percent of the resident unmarried students; plus one (1) space for each married student apartment unit;
- The following short-term parking shall be provided: a number of spaces equal to five (5) percent of the maximum students present at peak hour excluding resident students;
- Additional short-term parking requirements: when one (1) of the following uses is a Major Institution use, the following additional short-term parking requirements shall be met. Such requirements may be met by joint use of parking areas and facilities if the Director determines that the uses have different hours of operation according to section 23.54.020.G
 - Museum: one (1) space for each two hundred fifty (250) square feet of public floor areas
 - Theater, Auditorium, or Assembly Hall: one (1) space for each two hundred (200) square feet of audience assembly area non containing fixed seats, and one (1) space for every ten (10) seats for floor area containing fixed seats;

- Spectator Sports Facility Containing Fewer than Twenty Thousand (20,000) seats: one (1) space for each ten (10) permanent seats and one (1) space for each one hundred (100) square feet of spectator assembly area not containing fixed seats;
- Spectator Sports Facility Containing Twenty Thousand (20,000) or More Seats: one (1) space for each ten (10) permanent seats and one (1) bus space for each three hundred (300) permanent seats;
- Bicycle Parking: a number of spaces equal to ten (10) percent of the maximum students present at peak hour plus five (5) percent of employees; if at the time of application for a master use permit, the applicant can demonstrate that the bicycle parking requirement is inappropriate for a particular institution because of topography, location, nature of the users or the institution, or other reasons, the Directory may modify the bicycle parking requirement;
- Development Standards for Long-Term Parking
 - Carpools and vanpools shall be given guaranteed spaces in a more convenient location to the Major Institution uses they serve than SOV spaces, and shall be charged substantially less than the prevailing parking rates for SOV's
 - There shall be a charge for all noncarpool/vanpool long-term parking spaces
- Development Standards for Bicycle Parking
 - Required bicycle parking shall be in a convenient location, covered in the same proportion as auto parking spaces and provided free of charge;
 - Bicycle rack designs shall accommodate locking of the bicycle frame and both wheels with chains, cables, or U-shaped bicycle locks to an immovable rack or stall;
- Development Standards for General Parking
 - Joint use or shared use of parking areas and facilities shall be encouraged if approved by the Director according to the standards of SMC 23.54.020.G;
 - The location and design of off-street parking shall be regulated according to the general standards of SMC 23.54 and the specific standards of the underlying zone in which the parking is located.

SEATTLE UNIVERSITY TRANSPORTATION MANAGEMENT PROGRAM

Seattle University has operated a Transportation Management Program (TMP) for almost 20 years. Over the years, the percentage of the campus population that drives to campus in a single occupant vehicle (SOV) has steadily declined. The 1997 Master Plan adopted an aggressive TMP that included goals, expressed as a percentage of the campus population that arrives via a SOV, of 55% for commuter students, 60% for faculty, and 40% for staff. Progress towards these goals was measured through electronic surveys of the campus population that were conducted in 1995, 2001, and 2007. The following table summarizes the growth of the SU population groups and their respective SOV rates:

Percentage of Campus Population & SOV Commuting Percentages

Group	1995			2001			2007		
	Population	% SOV	SOV Population	Population	% SOV	SOV Population	Population	% SOV	SOV Population
Faculty	405	67%	271	580	59%	342	1,322	39%	516
Staff	505	48%	242	500	42%	210			
Commuter Students	4,375	63%	2,756	4,256	54%	2,298	5,800	50%	2,900
Resident Students	820	0%	0	1,467	0%	0	1,728	0%	0
Totals	6,105	53%	3,269	6,803	42%	2,850	8,850	39%	3,416

The goals for faculty and commuter students were reached in 2001 and all groups surpassed their goals in 2007. The 2007 survey did not separate faculty and staff commute modes but with a combined SOV rate of 39% it is apparent that both groups have surpassed their respective goals.

A significant component of Seattle University's sustainability initiatives is to increase the percentage of the student population that lives on-campus. Currently, 23% of the students live on-campus. With the completion of Master Plan projects to add student housing, the resident student population should increase to 28% of the student population. There would be a corresponding decrease in the percentage of students that commute to the campus. The forecasted growth in faculty, staff, and students would result in only a modest increase in vehicular traffic if campus SOV rates remain at current levels. With increased program participation and a corresponding drop in the SOV rate, the amount of traffic generated by the campus is forecasted to remain close to or even fall below current levels. The EIS for the MIMP contains a detailed analysis of traffic volumes generated by Seattle University and the effect of the TMP on those volumes.

The proposed TMP is summarized in the following table. The table defines each plan element and the general strategies that Seattle University will employ when implementing each plan element. The program maintains all of the primary elements of the 1997 TMP along with a number of new initiatives. Key elements of the proposed TMP include:

1. A transit subsidy of up to 75% of the cost of transit passes for faculty and staff and a minimum subsidy of 30% of the cost of all types of commuter student transit passes. Seattle University currently subsidizes faculty and staff transit passes at approximately 90% and student transit passes at 55% of their face value and will continue providing a subsidy that exceeds the minimum requirements. The University believes it is appropriate to maintain minimum subsidies at these levels while offering subsidies in excess of the minimum for a number of reasons. First, rising fuel costs are likely to cause a significant shift away from SOV vehicles and towards transit. Such a shift would significantly increase the costs to subsidize the program while decreasing the revenue generated by parking fees. Secondly, establishing a minimum subsidy provides the University with the flexibility to adjust subsidy levels within a wide range to balance program costs with program participation and program revenue.
2. Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.
3. A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.
4. Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.
5. Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.
6. Commitment to link institutional policies for sustainability with trip reduction. Examples include increasing the percentage of the student population that reside on-campus, vehicle restrictions for freshman residents, and improved on-line access to classes and services.
7. A final modification to the proposed TMP is to establish a more aggressive goal for the percentage of the daytime population that arrives on campus by SOV. The proposed SOV goal is 35% and will be applied to the entire daytime campus population. While a 50% SOV goal is required for major institutions under the Seattle code (SMC 23.54.016 C1), Seattle University is committed to working towards achieving this more aggressive goal as part of its ongoing efforts to reduce the University's impact on the environment.

2008 TRANSPORTATION MANAGEMENT PROGRAM

Element	Strategies
<p>Transit</p> <p>Goal: Increase transit ridership through subsidies, improved access, and the marketing of program benefits.</p>	<ol style="list-style-type: none"> 1. Keep the cost of transit commutes below the cost of SOV commutes by providing the following incentives: <ol style="list-style-type: none"> a. Faculty & Staff: Subsidize up to 75% of the costs of an individual transit pass for faculty and staff cross sound commuters and provide a regional pass (Flex Pass) that is valid on Metro, Community Transit, and Sound Transit routes for \$10 per month. When the ORCA card system is fully operational, evaluate the costs and benefits of using it as a replacement for all other passes. b. Commuter students: Maintain a minimum subsidy of 30% for all types of Puget Passes for commuter students without a parking permit. When the ORCA card system is fully operational, evaluate the costs and benefits of using it as a replacement for all other passes. Maintain the average daily SOV parking rate at appoin that is higher than the cost of the average subsidized transit trip. c. Provide a guaranteed ride home to transit users in case of emergency. d. Provide staff access to a University subsidized car share program as allowed under program policies. 2. Work to improve transit access and utilization by: <ol style="list-style-type: none"> a. Continuing the 'Bus-It' program or a similar program for resident students to make available a free transit pass to check out for off-campus trips. b. Continuing to work with neighboring major institutions, King County Metro, and other agencies to improve transit access to the campus and surrounding neighborhood. c. Developing and participating in programs such as shuttle services, subsidizing transit routes, or other programs that will improve transit access to the University and connections with Light Rail stations. d. Evaluating the costs and benefits of consolidating the transit pass programs into a single program that is funded through a transportation fee and SU subsidies. e. Improving customer access to transportation planning services and subsidized transit passes.

Element	Strategies
<p>HOV (High Occupancy Vehicle)</p> <p>Goal: Increase HOV program participation by maintaining subsidies and marketing program benefits and opportunities.</p>	<ol style="list-style-type: none"> 1. Keep the cost of HOV commutes below the cost of SOV commutes by: <ol style="list-style-type: none"> a. Providing a 50% parking fee discount for 2 person carpools. b. Providing free parking for MaxiPools (4+ SU passengers) c. Subsidizing VanPool and VanShare riders at the same rate as transit riders and provide free parking. 2. Increase ridership by: <ol style="list-style-type: none"> a. Marketing program benefits to SU population. b. Working with other First Hill institutions to fill vans with SU riders. c. Marketing program to potential riders through promotions, special events, and promotion of Metro's RideShare program. 3. Program benefits include: <ol style="list-style-type: none"> a. HOV and parking subsidies. b. Guaranteed ride home in case of emergency. c. Preferential parking. d. Staff access to car share program.
<p>Bicycle</p> <p>Goal: Increase bicycle ridership by providing support services and establishing marketing and incentive program.</p>	<ol style="list-style-type: none"> 1. Support services include: <ol style="list-style-type: none"> a. Covered and open bicycle parking spaces that exceed demand. b. Access to showers and lockers in the Student Center. c. Assistance in learning how to become a bicycle commuter. d. Improve access to bicycles for campus members through promotions, partnerships with local bicycle stores, or a bike share program. 2. Incentives and benefits include: <ol style="list-style-type: none"> a. Guaranteed ride home in case of emergency. b. Two free SOV parking passes per month for staff. c. Staff access to car share program. d. Develop additional benefits such as discounts at a local bicycle shop, periodic drawings for prizes, and individual recognition. 3. Evaluate the need for additional bicycle racks and/or lockers throughout the campus.

Element	Strategies
<p>Pedestrian</p> <p>Goal: Increase pedestrian commutes by providing support services and establishing an incentive program.</p>	<ol style="list-style-type: none"> Support services include: <ol style="list-style-type: none"> Access to showers and lockers in the Student Center. Working with SDOT to improve pedestrian crossings on Madison Street and Cherry Street. Incentives and benefits include: <ol style="list-style-type: none"> Guaranteed ride home in case of emergency. Two free SOV parking passes per month for staff. Staff access to car share program. Security escorts for trips within 2-blocks of campus. Develop additional benefits such as periodic drawings for prizes and individual recognition.
<p>Marketing</p> <p>Goal: Increase the campus population's awareness of program opportunities and benefits.</p>	<ol style="list-style-type: none"> Maintain on-line kiosk in Student Center. Maintain on-line access to transportation services. Provide program information to population through orientation sessions, email notices, enclosures in student information packets, and office hours for transportation office. Provide a minimum of four Commuter Information Centers on-campus. Promote programs in campus publications. Establish a comprehensive high-profile marketing campaign that is visible to each member of the campus community on a monthly basis. Increase number of Transit Kiosks on campus and include live / online transit planning web access at each kiosk. Organize unique, campus-wide opportunities, such as events, to promote transportation alternatives. Provide dedicated liaisons on campus to provide assistance and be a resource for transportation initiatives. Maintain and expand partnerships with community organizations to increase Seattle U's visibility in the community. Maintain and expand partnerships with Student Development organizations on campus.

Element	Strategies
<p>Institutional Policies</p> <p>Goal: Establish policies that address trip reduction in the context of University sustainability.</p>	<ol style="list-style-type: none"> 1. Increase on-campus student housing as described in the master plan. 2. Establish policies to promote flextime, telecommuting, compressed work weeks, and other programs that would reduce PM peak hour commute trips. 3. Reduce campus generated trips by restricting freshmen resident students and discouraging other resident students from bringing vehicles to campus. 4. Increase the opportunities for on-line learning and access to campus services.
<p>Parking</p> <p>Goal: Maintain the minimum parking supply necessary to support campus operations while minimizing impacts to the surrounding community.</p>	<ol style="list-style-type: none"> 1. Minimize the amount of on-campus parking required to support University operations by: <ol style="list-style-type: none"> a. Maintain SOV monthly parking rates at a point greater than the monthly cost of a transit commute. b. Reducing resident parking demand by listing remote vehicle storage suppliers, limiting residence permits, and providing residents with access to transit passes. c. Maximizing the efficient operation of garages and lots by implementing parking control, monitoring, and security systems. d. Encouraging SOV alternatives by maintaining discounted parking rate for motorcycles and providing a minimum of three days each quarter for HOV-Program participants to park free. e. Limiting potential growth in parking demand by promoting and providing incentives for travel modes such as transit, bicycling, and walking that do not require a parking stall. f. Keeping parking supplies close to the minimum code requirement and restricting the number of parking permits while monitoring demand to limit spillover parking in the neighborhood. 2. Minimize impacts to the surrounding community by: <ol style="list-style-type: none"> a. Continuing to support existing RPZ's and work with RPZ neighbors and partners to improve effectiveness of City enforcement. Work with City to more effectively manage permit process. b. Work with SDOT and neighborhood groups to manage on-street parking. 3. Developing and maintain an event parking management plan that includes the following elements: <ol style="list-style-type: none"> a. Identification of a threshold (the size, timing, and type of event) that initiates plan implementation. b. Pre-event notification to attendees to encourage non-SOV travel modes. c. Procedures for signing and staffing events to direct attendees to parking supplies.

Element	Strategies
TMP Regulation and Monitoring Goal: Establish a SOV goal and monitoring program that meets or exceeds City requirements.	<ol style="list-style-type: none">1. Establish a campus wide SOV goal of 35% for the daytime campus population.2. Maintain a Transportation Coordinator position.3. Conduct a survey of the faculty, staff, and student population every two years that is based on the 2007 transportation survey form.4. Conduct CTR surveys every two years.5. Provide annual reports to SDOT.

Parking Standards

The City of Seattle MIMP codes establish the methodology for establishing the minimum and maximum number of required parking stalls. The methodology uses the peak population of faculty, staff, and commuter students as well as the resident student population to calculate the minimum requirement for long term parking supplies. The minimum number of parking stalls required for short-term parking is based on a percentage of the peak number of resident students and parking for fixed seating. The Chapel of Saint Ignatius is considered to be the only facility with fixed seating that this requirement applies to. All other facilities with fixed seating are used by faculty, staff, and students that are already present on-campus and do not require additional parking supplies. The maximum number of parking stalls allowed is 135% of the minimum requirement.

The following table summarizes existing and future campus populations as well as the existing, near, and far term parking requirements for the Master Plan. The current parking supply of 1529 stalls is greater than the minimum requirement and less than the maximum allowed. Under the proposed Master Plan in the near term, the parking supply is forecasted to slightly exceed the maximum number of spaces allowed. This is due to the planned construction of a parking garage beneath Logan Field. However, some surface lots may be used for construction staging or other related uses and the actual parking supply may not exceed the maximum allowed. In the far term, the parking supply would decrease as projects are built on surface lots and fall below the maximum allowed and above the minimum number of stalls required. The Master Plan EIS provides additional details on future parking demand and evaluates the quantity of new parking that the University will need to construct. As part of the Seattle University's sustainability initiative, it is the University's goal to maintain the minimum amount of parking required to support university operations while minimizing impacts to the surrounding community.

Bicycle parking code requirements are based on 10% of the number of students (resident and commuter) and 5% of the faculty and staff that are present during the peak period of campus activity. The code allows for a smaller supply as part of the master use permit review process. While the University's existing and proposed bicycle parking supplies are less than the code requirement they are more than sufficient to satisfy the demand. Additional secure bicycle parking is planned for residence halls and in other locations where demand has increased.

Summary of Parking Requirements

Requirement	Parking Factor	Peak Presence Factor	Fall Qtr. 2007 Baseline		Near Term Master Plan		Long Term Master Plan	
			Population	Spaces	Population	Spaces	Population	Spaces
Long Term Parking								
15% of non-resident students at peak hour	15%	53%	5,801	461	6,350	505	6,900	549
30% of faculty at peak	30%	88%	663	175	720	190	775	205
30% of staff at peak	30%	88%	659	174	800	211	925	244
25% of resident students	25%	100%	1,728	432	2,200	550	2,700	675
Short Term Parking								
5% of the maximum number of non-resident students at peak hour	5%	53%	5,801	154	6,350	168	6,900	183
Fixed Seating Parking	10%		195	20	195	20	195	20
Minimum Required Parking				1,416		1,644		1,876
Maximum Allowed Parking	135% (min.)			1,912		2,219		2,533
Existing & Proposed Parking Supplies				1,529		2,055		1,868
Bicycle Parking								
10% of the maximum number of students present at peak hour	Residents		1,728	173	2,200	220	2,700	270
	Commuters		3,075	308	3,365	337	3,657	366
5% of the maximum number of staff present at peak hour	Staff		1,322	58	1,520	67	1,700	75
Total Bicycle Parking				539		624		711
Existing & Proposed Bicycle Parking				310		375		425

NOTICE OF PROPOSED LAND USE ACTION

Master Use Project # 3008328

Address: 901 12th Ave.

Applicant Contact: Kateri Schlessman Phone #: (206) 296-6998

DPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

COUNCIL LAND USE ACTION TO CREATE A NEW MAJOR INSTITUTION MASTER PLAN FOR SEATTLE UNIVERSITY.

NEW HEIGHT LIMITS AND BOUNDARY ADJUSTMENTS ARE PROPOSED. ENVIRONMENTAL IMPACT STATEMENT TO BE PREPARED BY THE CITY OF SEATTLE.



The comment period ends _____ but may be extended to _____ by written request. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPD), 700 5th Ave Ste 2000, PO Box 34019, Seattle, WA 98124-4019. Contact by phone (206) 684-8467 or email PRC@seattle.gov. Be sure to refer to Master Use Project # 3008328.

Definitions

DEFINITIONS

The following definitions apply to terminology used throughout this Major Institution Master Plan document. In the event that a term is not defined herein, the definition shall be per the Definitions section of the land use code found at SMC 23.84 or 23.84A.

Acronyms and Abbreviations

CAC	Community Advisory Committee
EIS	Environmental Impact Statement
FAR	Floor Area Ratio
ICP	Internal Concept Plan
LEED	Leadership in Energy and Environmental Design
MIMP	Major Institution Master Plan
MIO	Major Institution Overlay
SMC	Seattle Municipal Code
SOV	Single-Occupancy Vehicle
SU	Seattle University
TMP	Transportation Management Plan
VMT	Vehicle Miles Traveled

Zoning Designations

SF 5000	Residential Single -Family 5,000 SF
L-1	Residential Multifamily Lowrise 1
L-2	Residential Multifamily Lowrise 2
L-3	Residential Multifamily Lowrise 3
MR	Residential Multifamily Midrise
HR	Residential Multifamily Highrise
C2-65	Commercial 2 - 65'
NC1-30	Neighborhood Commercial 1 - 30'
NC2-40	Neighborhood Commercial 2 - 40'
NC3-40	Neighborhood Commercial 3 - 40'
NC3-65	Neighborhood Commercial 3 - 65'
NC3-90	Neighborhood Commercial 3 - 90'
NC3-160	Neighborhood Commercial 3 - 160'
P suffix	Pedestrian Designated Zone (as overlay)

Alley	“Alley” means a public right-of-way not designed for general travel and primarily used as a means of vehicular and pedestrian access to the rear of abutting properties. An alley may or may not be named.
Arterial	“Street, arterial” means every street, or portion thereof, designated as an arterial in SMC Exhibit 23.53.015 A.
Designated Open Space	Open space within the MIO District that is significant and serves as a focal point for users of the Major Institution, per SMC 23.69.030.E.4.b.
Environmental Impact Statement (EIS)	An “Environmental Impact Statement” is required by the State Environmental Policy Act. As used in this title, the term refers to a draft, final or supplemental EIS.
Floor Area Ratio	“Floor area ratio” means a ratio expressing the relationship between the amount of gross floor area permitted in a structure and the area of the lot on which the structure is located as depicted in SMC Exhibit 23.84.012 A.
Gross Floor Area	“Gross floor area” means the number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line. Gross floor areas for future projects identified in this MIMP are approximations and are usually rounded to the nearest 1,000 square feet.
Integrated Learning Model	The concept of integrated learning supports Seattle University’s mission and updated strategic plan and includes mixed-use buildings with housing, academic, and common/support space that combine academic, social and spiritual development.
Internal Concept Plan (ICP)	The “Internal Concept Plan” is the first step of the formal MIMP process, as specified in SMC 23.69.032.C.
LEED	Leadership in Energy and Environmental Design; refers to the “Green Building Rating System” developed and maintained by the United States Green Building Council. The USGBC describes LEED as a “third-party certification program and the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.”

DEFINITIONS

Landmark Structure	“Landmark structure” means a structure designated as a landmark, pursuant to the Landmark Preservation Ordinance, Chapter 25.12.
Lot Coverage	“Lot coverage” means that portion of a lot occupied by the principal structure and its accessory structures, expressed as a percentage of the total lot area, refer to SMC Exhibit 23.84.024 B.
Major Institution	“Major Institution” means an institution providing medical or educational services to the community. A Major Institution, by nature of its function and size, dominates and has the potential to change the character of the surrounding area and/or create significant negative impacts on the area. To qualify as a Major Institution, an institution must have a minimum site size of sixty thousand (60,000) square feet of which fifty thousand (50,000) square feet must be contiguous, and have a minimum gross floor area of three hundred thousand (300,000) square feet. The institution may be located in a single building or a group of buildings which includes facilities to conduct classes or related activities needed for the operation of the institution.
Major Institution - Educational	Educational Major Institution means an accredited post-secondary level educational institution, operated by a public agency or nonprofit organization, granting associate, baccalaureate and/or graduate degrees. The institution may also carry out research and other activities related to its educational programs.
Major Institution Master Plan	The intent of the “Major Institution Master Plan” shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of Major Institution development on surrounding neighborhoods.
Neighborhood Plan	“Neighborhood plan” means a plan adopted by the Council which has been developed to guide neighborhood growth and development and deal with other neighborhood related issues such as housing, institutions, transportation, economic development and other community development activities.
Open Space	“Open space” means land and/or water area with its surface predominately open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable natural resources, and structuring urban development and form. See also Designated Open Space.

Overlay District	<p>“Overlay districts” are established to conserve and enhance the City of Seattle’s unique natural marine and mountain setting and its environmental and topographic features; to preserve areas of historical note or architectural merit; to accomplish City policy objectives for specific areas; to assist in the redevelopment and rehabilitation of declining areas of the City; to balance the needs of Major Institution development with the need to preserve adjacent neighborhoods; and to promote the general welfare by safeguarding such areas for the future use and enjoyment of all people.</p> <p>Application of Regulations Property located within an overlay district as identified on the Official Land Use Maps, Chapter SMC 23.32, is subject both to its zone classification regulations and to additional requirements imposed for the overlay district. In any case where the provisions of the overlay district conflict with the provisions of the underlying zone, the overlay district provisions shall apply.</p>
Pedestrian Designated Zone	<p>A pedestrian designation (a “P” suffix to the standard zoning designation) indicates that such areas are intended to create a pedestrian-oriented environment. Pedestrian designated development regulations apply to projects located within a pedestrian designated zone where they front onto a designated principal pedestrian street, as identified in SMC 23.47A.005.E.2. The location of uses in pedestrian-designated zones are described in SMC 23.47A.005.E.1. Other street-level development standards for pedestrian designated zones are found at SMC 23.47A.008.C.</p>
Planned Near Term Projects	<p>“Planned Near-Term Projects” are those that the university has definite plans to construct in the next 10 years.</p>
Potential Near Term Projects	<p>“Potential Near Term Projects” are less definite than “Planned” but could be constructed in the next 10 years.</p>
Potential Long Term Projects	<p>“Potential Long Term Projects” are part of the long term framework and structure for the campus. They will be completed as needs arise and funding becomes available.</p>
Setback	<p>“Setback” means the required distances between a structure and the lot lines of the lot on which it is located.</p>

An aerial photograph of Seattle, Washington, showing the city skyline with prominent skyscrapers like the Smith Tower and the dark, cylindrical Smith Tower. The city is surrounded by green spaces and residential areas. In the background, the Puget Sound and the Cascade Range mountains are visible under a clear blue sky.

MITHUN

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